

## \$285,000 - 403 11415 100 Avenue, Edmonton

MLS® #E4434704

**\$285,000**

2 Bedroom, 2.00 Bathroom, 1,108 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to the Metropol building in Oliver, 1000+ square foot unit on the top level. This bright condo has south facing exposure, 9-foot ceilings, and features large windows that allow natural light to pour throughout. As you walk into the kitchen, you'll appreciate lovely white cabinetry, complimentary white appliances, pot lights, and ample counterspace. Enjoy the open concept space with an adjacent dining room and access to the large balcony - excellent for summer BBQ's! A spacious living room is ideal for relaxing with the family. The primary bedroom is the perfect retreat with an oversized double closet and a 3 pc ensuite. This lovely home also features a 4 pc main bath with jetted tub, ample storage throughout, built in speakers, in-suite laundry room, and secured underground parking. Experience all the great amenities downtown has to offer such as golf nearby; shopping, playground, public transportation, both river valley and downtown views.

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434704  |
| Price     | \$285,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,108                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 403 11415 100 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0J5              |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | Ceiling 9 ft. |
| Parking Spaces | 1             |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas           |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Tar & Gravel             |
| Construction      | Wood, Stucco             |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 19            |
| Zoning         | Zone 12       |
| Condo Fee      | \$988         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 25th, 2025 at 11:47am MDT