# \$175,000 - 204 11710 100 Avenue, Edmonton

MLS® #E4440372

### \$175,000

2 Bedroom, 1.50 Bathroom, 1,436 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

1436 SQFT, 2 BEDS, 1.5 BATHâ€"ALL UTILITIES INCLUDED, UNDERGROUND PARKING & LAUNDRY HOOKUPS! Welcome to Unit #204 in Victoria Plaza, in the heart of WÎHKWÊNÃ"WÃŽN (formerly Oliver), a spacious 1436 SQFT home on Victoria Promenade, just steps from River Valley trails, bike paths, Royal Glenora Club, and Victoria Golf Course. This bright, airy unit features oversized windows that flood the living and dining areas with natural light. Move-in ready for those who love a retro aesthetic, or renovate to create your modern dream home! Victoria Plaza is a well-maintained concrete building offering resort-style amenities, including a recently updated pool, hot tub, sauna, fitness centre, social room, and onsite caretaker. Added conveniences include 1 underground parking stall, in-suite laundry hookups, and all utilities included in condo fees for a hassle-free lifestyle. Minutes from Downtownâ€"city convenience meets nature at your doorstep. The best of both worlds!

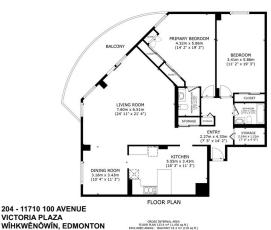
Built in 1973

#### **Essential Information**

MLS® # E4440372 Price \$175,000

Bedrooms 2







Bathrooms 1.50 Full Baths 1

Half Baths 1

Square Footage 1,436 Acres 0.00 Year Built 1973

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 204 11710 100 Avenue

Area Edmonton

Subdivision Wîhkwêntôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2G3

### **Amenities**

Amenities Air Conditioner, Detectors Smoke, Exercise Room, Hot Tub, Intercom,

Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking,

Social Rooms, Storage-Locker Room, Vinyl Windows

Parking Spaces 1

Parking Heated, Underground

Has Pool Yes

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator,

Stove-Electric, Window Coverings

Heating Hot Water, Natural Gas

# of Stories 18
Stories 1
Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Composition

Exterior Features Golf Nearby, Low Maintenance Landscape, Public Transportation, River

Valley View, Shopping Nearby, View City, See Remarks

Roof Tar & amp; Gravel

Construction Concrete, Composition

Foundation Concrete Perimeter

### **School Information**

Elementary Wîhkwêntôwin

Middle Westminster

High Victoria

## **Additional Information**

Date Listed June 4th, 2025

Days on Market 8

Zoning Zone 12 Condo Fee \$1,087

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Listing information last updated on June 13th, 2025 at 12:17am MDT