

Courtesy Of Kory B Mobey Of Liv Real Estate

\$400,000 - 1003 10046 117 Street, Edmonton

MLS® #E4446636

\$400,000

2 Bedroom, 2.00 Bathroom, 1,070 sqft
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Enjoy elevated downtown living in this beautifully appointed 10th-floor condo at Uptown Estates, ideally situated in the heart of W&hkw&ant&win. This 2-bedroom + den (currently used as a dining area), 2-bathroom home combines comfort and elegance, featuring floor-to-ceiling windows that showcase stunning River Valley views. Bright, open layout features modern laminate flooring throughout, AC for added comfort during Edmonton's warmer months, and a contemporary kitchen with granite countertops and high-end stainless steel appliances. The spacious primary suite includes a luxurious 5-piece ensuite and a walk-in closet. Relax or entertain on your private balcony overlooking Edmonton's scenic skyline. Additional perks include in-suite laundry, a titled heated underground parking stall, a resident-only fitness centre, and a quiet building with just four units per floor. Steps from cafes, restaurants, shopping, and the River Valley trail system this is urban living at its finest.

Built in 2008

Essential Information

MLS® #	E4446636
Price	\$400,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1003 10046 117 Street
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X2

Amenities

Amenities	Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown

Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	14
Zoning	Zone 12
Condo Fee	\$693

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