

Courtesy Of Thomas N Bumbah Of Sterling Real Estate

# **\$169,900 - 301 11325 103 Avenue, Edmonton**

MLS® #E4421652

**\$169,900**

1 Bedroom, 1.00 Bathroom, 614 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

his spectacular Building is located in the heart of Edmonton, within walking distance of Oliver Square, Jasper Ave, Grant MacEwan University, and transit giving an easy access to U of A and NAIT. Very Close to all major shopping Centres, amenities, recently built bike paths and future LRT at your convenience. The entire building was professionally renovated with major upgrades in 2010. Highlight of those upgrades include: Hardwood flooring in the living room and a master bedroom, tiles in foyer, kitchen and the bathroom. The divided kitchen has a granite counter tops, upgraded stainless steel appliances and lots of cabinetry. The nice sliding patio door from your spacious living room to an east facing balcony and enjoy the morning day light and sunset shades. The bathroom has an in-floor heating and a huge soaker tub. Then the spacious master bed room has custom closet organizers, including the full size in-suite laundry with sizable storage and parking stall with electrical outlet designated to suite.

Built in 1971

## **Essential Information**

MLS® # E4421652

Price \$169,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	614
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 11325 103 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0S3

### Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 14th, 2025  
Days on Market                122  
Zoning                              Zone 12  
Condo Fee                        \$453

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