# \$549,800 - 11503 100 Avenue, Edmonton

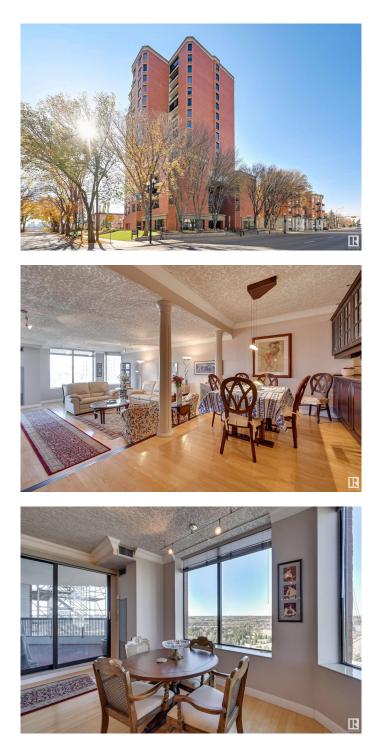
MLS® #E4430663

#### \$549,800

2 Bedroom, 2.00 Bathroom, 1,915 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

SPECTACULAR RIVER VALLEY VIEWS from this 1915 sq.ft. 2 bedroom + den, 2 bathroom condo in the sought after LEMARCHAND TOWER conveniently located close to the river valley trails, transportation & quick access to shopping, restaurants, coffee shops, the Brewery & Ice Districts. RENOVATED unit with a gourmet kitchen open to the living area featuring cherry wood cabinetry with plenty of pull out drawers offering lots of storage, a raised eating bar, granite countertops, built-in desk & a walk-in pantry. Formal dining room. The living area has a corner electric fireplace & built-in cabinets for the TV with pull out drawers. Double french doors to the den. The 2nd bedroom is across from the 4 piece bathroom. The spacious primary bedroom suite has a walk through closet to the 5 piece ensuite bathroom that has a jacuzzi tub & walk-in shower. Crown moulding throughout, hardwood flooring, carpeting in the bedrooms. 2 large U/G PARKING with storage over 1 stall. Guest suite, party room w a patio. Shows well



Built in 1980

#### **Essential Information**

| MLS® # | E4430663  |
|--------|-----------|
| Price  | \$549,800 |

| Bedrooms       | 2                      |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,915                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**

| Address     | 11503 100 Avenue |
|-------------|------------------|
| Area        | Edmonton         |
| Subdivision | Wîhkwêntôwin     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5K 2K7          |

## Amenities

| Amenities      | Air Conditioner, Deck, Guest Suite, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Underground  |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave |
|                   | Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings         |
| Heating           | Fan Coil, Hot Water, Natural Gas   |
| Fireplaces        | Corner, Glass Door, Mantel   |
| # of Stories      | 17   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |
| Extorior          |  |

## Exterior

Exterior Concrete, Brick

| Exterior Features | Golf Nearby, Private Setting, Public Transportation, River Valley View, Shopping Nearby, View City |
|-------------------|--|
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Brick  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

| Date Listed    | April 12th, 2025 |
|----------------|------------------|
| Days on Market | 65               |
| Zoning         | Zone 12          |
| Condo Fee      | \$1,484          |

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Listing information last updated on June 16th, 2025 at 9:47am MDT