

# \$174,900 - 1607 10011 116 Street, Edmonton

MLS® #E4462181

**\$174,900**

2 Bedroom, 1.50 Bathroom, 1,130 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Experience breathtaking river valley and west-end views from this beautifully updated 16th-floor condo in the heart of Oliver! This spacious 2-bedroom, 2-bath home features new vinyl plank flooring, fresh paint, a modern kitchen with new cabinets, countertops, and under-cabinet lighting, plus an updated bathroom vanity. The solid concrete building offers peace of mind, with recent upgrades including new balconies and patio doors. Steps from the Promenade, Victoria Golf Course, LRT, U of A, Rogers Place, and the river valley trails, this move-in-ready condo offers unbeatable access to downtown living. With in-suite storage and a parking stall in the adjacent parkade, it's™ the perfect choice for both homeowners and investors seeking a desirable rental opportunity.

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462181  |
| Price          | \$174,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,130     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1607 10011 116 Street |
| Area        | Edmonton              |
| Subdivision | W&hkw&ant&win         |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 1V4               |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 1                                                                                     |
| Parking        | Parkade                                                                               |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Water                                 |
| # of Stories | 18                                                          |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### Exterior

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

### School Information

|            |                      |
|------------|----------------------|
| Elementary | W&hkw&ant&win School |
|------------|----------------------|

|        |                     |
|--------|---------------------|
| Middle | Westminister School |
| High   | Victoria School     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 12            |
| Condo Fee      | \$850              |

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 October 21st, 2025 at 9:32am MDT