

# \$290,000 - 405 11716 100 Avenue, Edmonton

MLS® #E4452785

**\$290,000**

2 Bedroom, 2.00 Bathroom, 926 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Executive 2-bedroom, 2-bath condo in prestigious Victoria Promenade, steps to the River Valley, golf, and scenic trails. Walk to Jasper Ave, 124 Street, shopping, Brewery District, Ice District, and close to transit and universities. Overlooking Victoria Park, this updated home features fresh paint, new flooring in kitchen, laundry, and baths, new vanity, and modern fixtures. Spacious entry opens to a kitchen with white cabinets, pantry, and eating bar, flowing into living/dining and a covered balcony with BBQ gas hookup. Primary suite offers walk-in closet and 4-piece ensuite. Second bedroom includes Murphy bed, custom cabinetry, and built-in desk—ideal for guests, office, or hobbies—next to a 3-piece bath. In-suite laundry with storage, titled underground stall (#99), and storage locker included. Pet-friendly, well-run building with social room and visitor parking.

Built in 1993

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452785  |
| Price      | \$290,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 405 11716 100 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2G3              |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage Cage |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Heated, Underground                                                                                                          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                     |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Brass Surround, Glass Door, Mantel                                         |
| # of Stories      | 5                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                           |
| Exterior Features | Flat Site, Golf Nearby, Hillside, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, River Valley View, Schools, |

Shopping Nearby, View Downtown

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | W&hkw&ant&win School    |
| High       | Victoria School of Arts |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$491             |

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