

Courtesy Of Melissa Sabourin Of Exp Realty

## \$449,900 - 701 10028 119 St, Edmonton

MLS® #E4452926

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,557 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Experience the height of beauty, sophistication, and life in the heart of Downtown Edmonton in this stunning 7th-floor, southwest-facing condo. Newly painted throughout, over 1,550 sq ft of thoughtfully designed living space, this home boasts breathtaking views of the River Valley, University, and stretches all the way to West Edmonton Mall. Just steps from Edmonton's finest dining experiences and everyday amenities, this immaculate 2 bedroom + den, 2 bathroom home blends spacious, open living with modern touches throughout. Enjoy fresh air on your private balcony equipped with a gas line for BBQing. The upgraded kitchen features granite countertops, stainless steel appliances, and sleek cabinetry, while comfort-focused upgrades—including a central steam humidifier, Nest system, and air purifier—ensure year-round wellness. With in-suite storage, a private storage cage, and direct underground parking, this home truly has it all—just moments from Victoria Park, River Valley trails, Country Club, and golf.



Built in 2004

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4452926  |
| Price  | \$449,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,557                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 701 10028 119 St |
| Area        | Edmonton         |
| Subdivision | W&hkw&ant&win    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5K 1Y8          |

### Amenities

|                |                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Detectors Smoke, Guest Suite, Intercom, Parking-Extra, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                    |
| Parking        | Heated, Parkade, Underground                                                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Built-In, Stove-Electric, Washer, See Remarks |
| Heating           | Heat Pump, Natural Gas                                                                                                        |
| # of Stories      | 12                                                                                                                            |
| Stories           | 1                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                                                                                                                                        |
| Exterior Features | Back Lane, Commercial, Corner Lot, Golf Nearby, Hillside, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                                                                                                                                    |
| Construction      | Concrete                                                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$907             |

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Listing information last updated on August 18th, 2025 at 10:17pm MDT