

## \$319,888 - 203 10046 117 Street, Edmonton

MLS® #E4447931

**\$319,888**

3 Bedroom, 2.00 Bathroom, 1,072 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Concrete construction! Spacious 1,121 sq ft 3-bedroom condo in Uptown Estates. This well-designed second-floor unit features a modern open-concept layout with upgraded tile flooring, quartz countertops, and stylish cabinetry, along with a bright dining nook. The living area offers engineered hardwood and access to a private balcony. The king-sized primary suite includes a large walk-in closet and a 4-piece ensuite. The second bedroom is generously sized, while the third bedroom works perfectly as a guest room, office, or den. A full 4-piece main bath, in-suite laundry with storage, and central A/C add convenience. Residents also enjoy access to a fitness centre. Ideally located just off Jasper Avenue—steps to the River Valley, Promenade, and downtown core. One titled parking stall is included. An additional parking stall is available for purchase separately.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447931  |
| Price          | \$319,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,072     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203 10046 117 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1X2              |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Closet Organizers, Exercise Room, No Animal Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                                                               |
| Parking        | Underground                                                                                                                     |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| # of Stories      | 15                                                                                                                                                        |
| Stories           | 1                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                                         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                    |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                |
| Construction      | Concrete                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 15th, 2025  
Days on Market                86  
Zoning                              Zone 12  
Condo Fee                        \$709

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Listing information last updated on October 8th, 2025 at 11:47pm MDT