

**\$159,900 - 401 10326 117 Street, Edmonton**

MLS® #E4430711

**\$159,900**

2 Bedroom, 1.00 Bathroom, 753 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Well-kept, top-floor, 2-bedroom corner unit in the Concordia Place Condominium, a half block from 104 Ave and bus stops going east-west (alongside upcoming light rail transit line) as well as north-south. The walk- through kitchen features a full-size fridge, dishwasher, oven/stove with fan/microwave above. The dining area leads to a spacious living room with upgraded vinyl sliding doors leading to the east-facing spacious balcony. The two bedrooms have carpet floors and vinyl windows facing east. The bathroom was renovated in 2023 with a Bath Fitter acrylic tub/shower cover (lifetime, transferable warranty) and repainted cabinets + ceramic backsplash. A utility room houses the washer/dryer combo unit and electrical panel. A hall closet offers additional storage.

Built in 1978

**Essential Information**

MLS® #	E4430711
Price	\$159,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	753
Acres	0.00
Year Built	1978



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	401 10326 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Smart/Program. Thermostat, Security Door, Storage-Locker Room, Vinyl Windows
Parking	Parking Pad Cement/Paved, Rear Drive Access, Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
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Days on Market     64  
Zoning                Zone 12  
Condo Fee           \$594



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