

## \$549,800 - 1102 11503 100 Avenue, Edmonton

MLS® #E4430663

**\$549,800**

2 Bedroom, 2.00 Bathroom, 1,915 sqft

Condo / Townhouse on 0.00 Acres

W&#228;hkw&#227;nt&#227;win, Edmonton, AB

SPECTACULAR RIVER VALLEY VIEWS from this 1915 sq.ft. 2 bedroom + den, 2 bathroom condo in the sought after LEMARCHAND TOWER conveniently located close to the river valley trails, transportation & quick access to shopping, restaurants, coffee shops, the Brewery & Ice Districts. RENOVATED unit with a gourmet kitchen open to the living area featuring cherry wood cabinetry with plenty of pull out drawers offering lots of storage, a raised eating bar, granite countertops, built-in desk & a walk-in pantry. Formal dining room. The living area has a corner electric fireplace & built-in cabinets for the TV with pull out drawers. Double french doors to the den. The 2nd bedroom is across from the 4 piece bathroom. The spacious primary bedroom suite has a walk through closet to the 5 piece ensuite bathroom that has a jacuzzi tub & walk-in shower. Crown moulding throughout, hardwood flooring, carpeting in the bedrooms. 2 large U/G PARKING with storage over 1 stall. Guest suite, party room w a patio. Shows well

Built in 1980

### Essential Information

MLS® # E4430663

Price \$549,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,915                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1102 11503 100 Avenue |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ©ntÃ©win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2K7               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Guest Suite, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage |
| Parking Spaces | 2  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas  |
| Fireplaces        | Corner, Glass Door, Mantel  |
| # of Stories      | 17  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Brick |
|----------|-----------------|

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 12          |
| Condo Fee      | \$1,484          |

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Listing information last updated on May 3rd, 2025 at 8:47am MDT