\$254,900 - 403 10346 117 Street, Edmonton

MLS® #E4430757

\$254,900

2 Bedroom, 2.00 Bathroom, 842 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

"Indulge in the allure of urban living in this immaculate 2 bed/2 bath condo in a location that's simply unbeatable! Welcome to your stylish 4th-floor oasis in the Luxor, where every detail shines with prime condition, recent paint & flooring updates, & newer appliances. Imagine the ease of convenient in-suite laundry & the comfort of included heat, water & sewer in your condo fee. This unit also boasts 1 UNGRD heated parking stall, perfectly positioned near the stairway/elevator entrance! The Luxor, nestled at the edge of trendy Wihkwentowin (Oliver) grants you instant access to a lifestyle rich with amenities. Dive into the vibrant scene of the Brewery District, enrich your mind at Grant MacEwan, & embrace the energy of downtown. With everything you need within walking distance, plus the LRT (station one block East) connecting you to the U of A, NAIT, or the EIA, you're not just buying a home; you're claiming a connected life!







Built in 2004

Essential Information

MLS® #	E4430757
Price	\$254,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2004
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	403 10346 117 Street
Area	Edmonton
Subdivision	Wîhkwêntôwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y7
Amenities	
Amenities	On Street Parking, Detectors Smoke, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground
raiking	onderground
Interior	
C C	ensuite bathroom
Interior	
Interior Interior Features	ensuite bathroom Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator,
Interior Interior Features Appliances	ensuite bathroom Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Interior Interior Features Appliances Heating	ensuite bathroom Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings Fan Coil, Natural Gas
Interior Interior Features Appliances Heating # of Stories	ensuite bathroom Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings Fan Coil, Natural Gas 5
Interior Interior Features Appliances Heating # of Stories Stories	ensuite bathroom Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings Fan Coil, Natural Gas 5 5
Interior Interior Features Appliances Heating # of Stories Stories Has Basement	ensuite bathroom Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings Fan Coil, Natural Gas 5 5 Yes
Interior Interior Features Appliances Heating # of Stories Stories Has Basement Basement	ensuite bathroom Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings Fan Coil, Natural Gas 5 5 Yes

Exterior Features Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 14th, 2025
Days on Market	20
Zoning	Zone 12
Condo Fee	\$509

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Listing information last updated on May 4th, 2025 at 8:02pm MDT