

Courtesy Of Thomas N Bumbah Of Sterling Real Estate

# \$169,900 - 301 11325 103 Avenue, Edmonton

MLS® #E4421652

**\$169,900**

1 Bedroom, 1.00 Bathroom, 614 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

his spectacular Building is located in the heart of Edmonton, within walking distance of Oliver Square, Jasper Ave, Grant MacEwan University, and transit giving an easy access to U of A and NAIT. Very Close to all major shopping Centres, amenities, recently built bike paths and future LRT at your convenience. The entire building was professionally renovated with major upgrades in 2010. Highlight of those upgrades include: Hardwood flooring in the living room and a master bedroom, tiles in foyer, kitchen and the bathroom. The divided kitchen has a granite counter tops, upgraded stainless steel appliances and lots of cabinetry. The nice sliding patio door from your spacious living room to an east facing balcony and enjoy the morning day light and sunset shades. The bathroom has an in-floor heating and a huge soaker tub. Then the spacious master bedroom has custom closet organizers, including the full size in-suite laundry with sizable storage and parking stall with electrical outlet designated to suite.

Built in 1971

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4421652  |
| Price  | \$169,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 614                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 11325 103 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0S3              |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking   | Stall                      |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas  |
| # of Stories | 4  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal   |
| Exterior Features | Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal   |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 14th, 2025

Days on Market      126

Zoning                 Zone 12

Condo Fee             \$453

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Listing information last updated on June 20th, 2025 at 2:02am MDT