

## \$109,900 - 425 11217 103 Avenue, Edmonton

MLS® #E4444083

**\$109,900**

2 Bedroom, 1.50 Bathroom, 996 sqft

Condo / Townhouse on 0.00 Acres

W&#248;hkw&#227;nt&#227;win, Edmonton, AB

Great 2 bedroom unit in the heart of Oliver, steps from MacEwan University, Rogers Place, and the heart of Downtown Edmonton. Enjoy downtown living at an affordable price in a condo that offers, in-suite laundry , large living area, 2 bedrooms and 1 1/2 baths and a deck, all overlooking a quaint tree lined street. This property offers an unbeatable location, minutes from the Brewery District, future LRT, shopping, restaurants, bike lanes, parks, and the river valley. Tak advantage of a great price for an investment or just enjoying Edmonton Lifestyle. This is a great building with lots to offer.

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4444083          |
| Price          | \$109,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 996               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 425 11217 103 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2V9              |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | On Street Parking, Deck, Parking-Visitor, Security Door |
| Parking   | Stall                                                   |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Appliances        | None                              |
| Heating           | Baseboard, Hot Water, Natural Gas |
| # of Stories      | 4                                 |
| Stories           | 1                                 |
| Has Basement      | Yes                               |
| Basement          | None, No Basement                 |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                 |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 24th, 2025 |
| Days on Market  | 51              |
| Zoning          | Zone 12         |
| RE / Bank Owned | Yes             |
| Condo Fee       | \$611           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 14th, 2025 at 10:17am MDT