

# **\$559,900 - 1104 11503 100 Avenue, Edmonton**

MLS® #E4434029

**\$559,900**

2 Bedroom, 2.00 Bathroom, 1,319 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

This Edmonton Eye candy has an amazing unobstructed view of the Entire river valley from two Balconies. Welcome to the 11th floor and this 2 Bedroom, 2 bathroom, 2 underground side by side parking stalls with storage cabinets. This completely renovated condo is the hallmark of condos in our city. Located in the indulgent Le Marchand Tower. This lavish condo has been fully renovated with top-quality finishes through out. The engineered flooring throughout brings a shore house vibe with a neutral palette and compliments the all white interior making it feel clean and crisp. The balcony off the living room is cozy and perfect to enjoy a glass of wine while taking in the view. The second balcony off the primary is completely private offering the same incredible views of the valley. This sunlit and serene space is located in a vibrant district and offers a showcases designer touches with clean lines, a bright white interior, and excellent natural lighting. Tower upgrades include new elevators & windows.

Built in 1980

## **Essential Information**

MLS® # E4434029

Price \$559,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,319                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1104 11503 100 Avenue |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ©ntÃ©win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2K7               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Guest Suite, Parking-Visitor, Party Room, Security Door |
| Parking Spaces | 2  |
| Parking        | Heated, Parkade, Underground   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Playground Nearby, Ravine View, River Valley View, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 12       |
| Condo Fee      | \$1,071       |

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Listing information last updated on May 3rd, 2025 at 9:47pm MDT