

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

MLS® #E4430757

**\$254,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

Wāhkwāntāwin, 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
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 10346 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ¢ntÃ´win
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

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
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	13
Zoning	Zone 12
Condo Fee	\$509

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 April 27th, 2025 at 4:17pm MDT