# \$679,900 - 1503 11503 100 Avenue, Edmonton

MLS® #E4434159

## \$679,900

2 Bedroom, 2.00 Bathroom, 2,036 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

Located in the prestigious Le Marchand Tower this 15th floor, Central A/C condo showcases stunning views of downtown & river valley. Open design concept with over 2000sq.ft. Professionally renovated by Anthem Construction this 2 bedroom, 2 bathroom condo features a large foyer with Brazilian hardwood flooring which extends throughout the home with exception of the Primary bedroom/bathrooms, French door glass coat closet (auto lighting), formal diningroom & sunken livingroom perfect for entertaining. Custom kitchen has an abundance of beautiful cabinetry, granite countertops, top of the line appliances, island, breakfast nook, pot lighting & butlers pantry. Primary bedroom - custom blinds, his/hers walk-in closets as well as beautiful ensuite showcasing granite vanity with crystal hardware, dual sinks, soaker tub and oversize walk in shower with granite bench. 2nd bedroom with 2 closets huge storage /laundryroom with newer washer & dryer & 2 underground parking stalls. Some pic's are virtually staged.

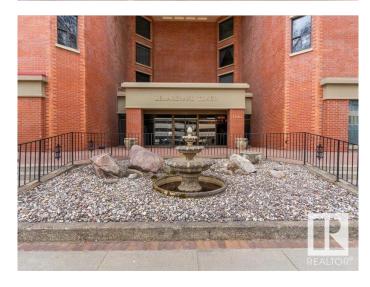
Built in 1980

### **Essential Information**

MLS® # E4434159 Price \$679,900







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 2,036

Acres 0.00

Year Built 1980

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

## **Community Information**

Address 1503 11503 100 Avenue

Area Edmonton

Subdivision WîhkwêntÃ′win

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2K7

### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, Intercom, No Animal Home,

No Smoking Home, Parking-Visitor, Party Room, Storage-In-Suite

Parking Spaces 2

Parking Heated, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In,

Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer,

**Curtains and Blinds** 

Heating Fan Coil, Heat Pump, Natural Gas

# of Stories 17
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Concrete, Brick

Exterior Features Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public

Transportation, River Valley View, Schools, Shopping Nearby, View

Downtown

Roof Tar & T

Construction Concrete, Brick

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 2nd, 2025

Days on Market 45

Zoning Zone 12 Condo Fee \$1,424

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