

# \$175,000 - 204 11710 100 Avenue, Edmonton

MLS® #E4440372

**\$175,000**

2 Bedroom, 1.5 Bathroom, 1,436 sqft  
Condo / Townhouse on 0.00 Acres

Wāhkwēnōwīn, Edmonton, AB

1436 SQFT, 2 BEDS, 1.5 BATHS – ALL UTILITIES INCLUDED, UNDERGROUND PARKING & LAUNDRY HOOKUPS! Welcome to Unit #204 in Victoria Plaza, in the heart of Wāhkwēnōwīn (formerly Oliver), a spacious 1436 SQFT home on Victoria Promenade, just steps from River Valley trails, bike paths, Royal Glenora Club, and Victoria Golf Course. This bright, airy unit features oversized windows that flood the living and dining areas with natural light. Move-in ready for those who love a retro aesthetic, or renovate to create your modern dream home! Victoria Plaza is a well-maintained concrete building offering resort-style amenities, including a recently updated pool, hot tub, sauna, fitness centre, social room, and onsite caretaker. Added conveniences include 1 underground parking stall, in-suite laundry hookups, and all utilities included in condo fees for a hassle-free lifestyle. Minutes from Downtown – city convenience meets nature at your doorstep. The best of both worlds!

Built in 1973

## Essential Information

MLS® #	E4440372
Price	\$175,000
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 11710 100 Avenue
Area	Edmonton
Subdivision	W&#x26;hkw&#x2013;win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Hot Tub, Intercom, Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage-Locker Room, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Low Maintenance Landscape, Public Transportation, River Valley View, Shopping Nearby, View City, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

**School Information**

Elementary	W&hkw&nt&win
Middle	Westminster
High	Victoria

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	13
Zoning	Zone 12
Condo Fee	\$1,087

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