

## \$471,900 - 702 10046 117 Street, Edmonton

MLS® #E4430632

**\$471,900**

2 Bedroom, 2.00 Bathroom, 1,070 sqft  
Condo / Townhouse on 0.00 Acres

W&A hkw&ant&win, Edmonton, AB

Absolutely Stunning! Fully renovated Open Concept Corner Unit with impeccable attention to detail! Flooded with Natural Light with Floor to Ceiling Windows, this home has breathtaking views of the area. Sleek modern Euro white lacquer cabinets & Quartz countertops make this beautifully designed kitchen a chef's dream, a spacious dining area offers ample seating for guests, a convenient eating bar is perfect for serving starters and drinks—creating the ultimate space for entertaining. Private & tucked away from the open living area the 1st bedroom features a walk-in closet with built-in organizers & a luxurious en-suite bath. The 2nd bedroom is versatile—perfect as a guest room or office. Uptown Estates is a Stylish and Sophisticated Upscale condo, with underground parking, storage, in-suite laundry, a 2nd full bath, & a compact high-end gym. Located just steps from downtown, shopping, boutique restaurants, River Valley Trails & easy access to UofA Campus & Hospital. Live your Best Life in the core!

Built in 2008

### Essential Information

MLS® #	E4430632
Price	\$471,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	702 10046 117 Street
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 1X2

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Recreation Use, River Valley View, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	19
Zoning	Zone 12
Condo Fee	\$693

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 May 1st, 2025 at 1:17pm MDT