

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

MLS® #E4440372

**\$175,000**

2 Bedroom, 1.50 Bathroom, 1,436 sqft  
Condo / Townhouse on 0.00 Acres

Wāhkwāntāwin, 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 Wāhkwāntāwin (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&hkw&ant&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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Listing information last updated on June 17th, 2025 at 12:17am MDT