

# **\$559,900 - 1104 11503 100 Avenue, Edmonton**

MLS® #E4434029

**\$559,900**

2 Bedroom, 2.00 Bathroom, 1,319 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

This Edmonton Eye candy has an amazing unobstructed view of the Entire river valley from two Balconies. Welcome to the 11th floor and this 2 Bedroom, 2 bathroom, 2 underground side by side parking stalls with storage cabinets. This completely renovated condo is the hallmark of condos in our city. Located in the indulgent Le Marchand Tower. This lavish condo has been fully renovated with top-quality finishes through out. The engineered flooring throughout brings a shore house vibe with a neutral palette and compliments the all white interior making it feel clean and crisp. The balcony off the living room is cozy and perfect to enjoy a glass of wine while taking in the view. The second balcony off the primary is completely private offering the same incredible views of the valley. This sunlit and serene space is located in a vibrant district and offers a showcases designer touches with clean lines, a bright white interior, and excellent natural lighting. Tower upgrades include new elevators & windows.

Built in 1980

## **Essential Information**

MLS® # E4434029

Price \$559,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1104 11503 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K7

### Amenities

Amenities	Air Conditioner, Guest Suite, Parking-Visitor, Party Room, Security Door
Parking Spaces	2
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Hot Water, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Playground Nearby, Ravine View, River Valley View, Schools, Shopping Nearby, See Remarks

Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	Zone 12
Condo Fee	\$1,071

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