

## \$400,000 - 11642 103 Avenue, Edmonton

MLS® #E4450483

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,722 sqft

Condo / Townhouse on 0.00 Acres

W&#248;hkw&#227;nt&#227;win, Edmonton, AB

\*Calling all flippers and Home Renovators. Foreclosure that needs work, but has so much potential.\* Discover this spacious 3-bedroom townhouse featuring generous living areas and an oversized single attached garage. Upon entry from the garage, you&#177;ll find a convenient 2-piece bathroom. The main floor showcases an open-concept living room, dining area, kitchen, and balcony&#177;perfect for entertaining. On the third level, two bedrooms share a Jack and Jill washroom alongside a laundry room for added convenience. The top floor is dedicated to a private master suite with its own balcony and ensuite. Located just minutes from downtown, MacEwan University, and Rogers Place, this home offers exceptional proximity to schools, parks, clinics, transit, and shopping. Ideal for families, students, or sports fans, this is a rare opportunity to own one of only seven units in a highly desirable complex. Bring your vision&#177;this home is ready for your renovation and TLC! Judicial sale, "sold as is, where is".

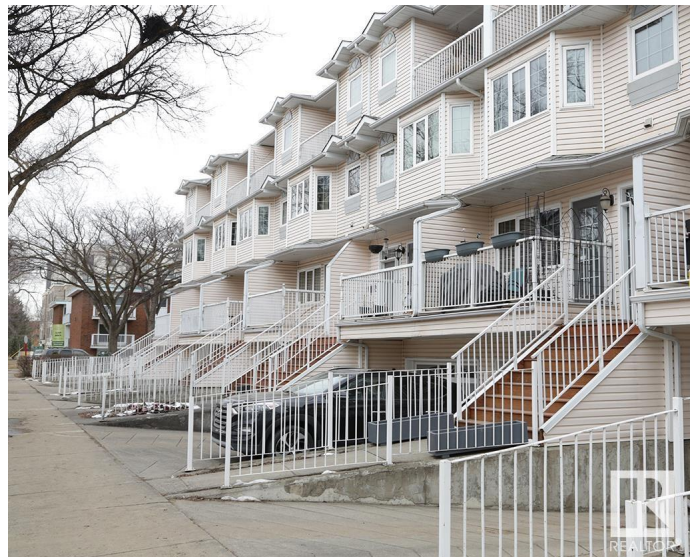
Built in 1992

### Essential Information

MLS® # E4450483

Price \$400,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,722             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11642 103 Avenue |
| Area        | Edmonton         |
| Subdivision | W&hkw&ant&win    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 2W6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Attached |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom            |
| Appliances        | Dryer, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes                         |
| Fireplaces        | Mantel                      |
| Stories           | 3                           |
| Has Basement      | Yes                         |
| Basement          | Partial, Finished           |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025  
Days on Market                2  
Zoning                              Zone 12  
Condo Fee                        \$350

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