

\$400,000 - 1003 10046 117 Street, Edmonton

MLS® #E4446636

\$400,000

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

W&hkw&nt&win, Edmonton, AB

Enjoy elevated downtown living in this beautifully appointed 10th-floor condo at Uptown Estates, ideally situated in the heart of W&hkw&nt&win. This 2-bedroom + den (currently used as a dining area), 2-bathroom home combines comfort and elegance, featuring floor-to-ceiling windows that showcase stunning River Valley views. Bright, open layout features modern laminate flooring throughout, AC for added comfort during Edmonton&TM's warmer months, and a contemporary kitchen with granite countertops and high-end stainless steel appliances. The spacious primary suite includes a luxurious 5-piece ensuite and a walk-in closet. Relax or entertain on your private balcony overlooking Edmonton&TM's scenic skyline. Additional perks include in-suite laundry, a titled heated underground parking stall, a resident-only fitness centre, and a quiet building with just four units per floor. Steps from cafes, restaurants, shopping, and the River Valley trail system this is urban living at its finest.

Built in 2008

Essential Information

| | |
|----------|-----------|
| MLS® # | E4446636 |
| Price | \$400,000 |
| 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 | 1003 10046 117 Street |
| Area | Edmonton |
| Subdivision | W&hkw&ant&win |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 1X2 |

Amenities

| | |
|----------------|--|
| Amenities | Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Heat Pump, Natural Gas |
| # of Stories | 15 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Stucco |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |

| | |
|--------------|--------------------|
| Roof | Tar & Gravel |
| Construction | Concrete, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 50 |
| 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 August 28th, 2025 at 7:17pm MDT