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

MLS® #E4426901

## \$400,000

3 Bedroom, 2.50 Bathroom, 1,722 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

\*Calling all flippers and Home Renovators. Foreclosure in rough shape, but 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'II find a convenient 2-piece bathroom. The main floor showcases an open-concept living room, dining area, kitchen, and balconyâ€"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 visionâ€"this home is ready for your renovation and TLC! Judicial sale, "sold as is, where is".

Built in 1992

#### **Essential Information**

MLS® # E4426901 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 WîhkwÃantôwin

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 March 21st, 2025

Days on Market 102

Zoning Zone 12

Condo Fee \$350

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 July 1st, 2025 at 12:47am MDT