

# \$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&A hkw&A nt&A win, Edmonton, AB

Enjoy elevated downtown living in this beautifully appointed 10th-floor condo at Uptown Estates, ideally situated in the heart of W&A hkw&A nt&A 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&A 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&A 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	52
Zoning	Zone 12
Condo Fee	\$693

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