

Courtesy Of Cathy Cookson Of RE/MAX Excellence

# \$650,000 - 1 11960 100 Avenue, Edmonton

MLS® #E4428939

**\$650,000**

1 Bedroom, 1.50 Bathroom, 1,371 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

River Valley & City Views! 1,371 Sq.Ft. Private Full-Floor Condo. Enjoy stunning views from this beautifully renovated condo in River Cliff Place, an exclusive 5-unit building on the Promenade. Occupying the entire main floor with direct elevator access, this bright, open-concept home features floor-to-ceiling south-facing windows, luxury vinyl plank flooring, a gas fireplace, and kitchen with tons of cabinetry, granite counters, peninsula with pendant lighting, and stainless steel appliances. The spacious primary suite includes a custom walk-in closet and ensuite with double sinks and deep tub. Versatile den could serve as a second bedroom. Includes in-suite laundry, guest bath, attached parking, and storage locker. Steps from trails, dining, galleries, and the Brewery & Ice Districts—urban living at its finest!

Built in 1977

## Essential Information

MLS® #	E4428939
Price	\$650,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,371



Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1 11960 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0K5

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Secured Parking, Security Door, Storage-Locker Room
Parking Spaces	1
Parking	Single Garage Attached, Single Indoor

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Stucco
Exterior Features	Golf Nearby, Public Transportation, River Valley View, Shopping Nearby, View City
Roof	Tar & Gravel

Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
-------------	-----------------

Days on Market	9
----------------	---

Zoning	Zone 12
--------	---------

Condo Fee	\$1,300
-----------	---------

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 April 12th, 2025 at 3:17am MDT