

Courtesy Of Sheldon Casavant Of Century 21 Masters

## \$137,000 - 11 12304 103 Avenue, Edmonton

MLS® #E4452929

**\$137,000**

1 Bedroom, 1.00 Bathroom, 687 sqft

Condo / Townhouse on 0.00 Acres

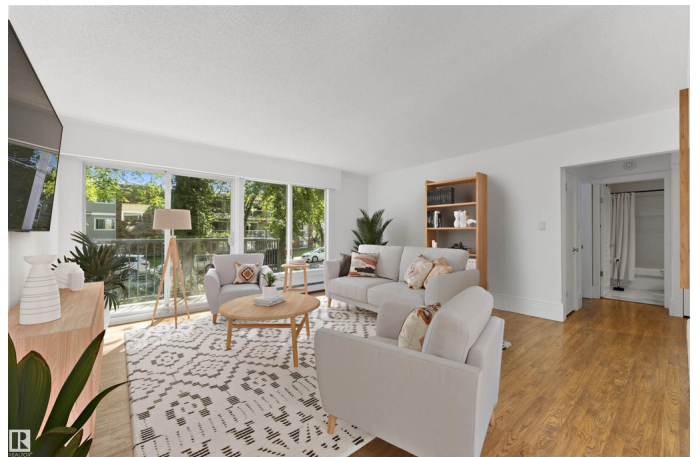
WÃ@hkwÃªntÃ´win, Edmonton, AB

Just steps away from 124 Street, this stylish 1 bedroom condo is the perfect place to call home. Enjoy cooking in your updated kitchen with new stainless steel appliances and modern cabinetry. The adjoining dining room features plenty of natural light with its large window and updated fixtures. The open and practical layout welcomes you into the large living room, with access to your east-facing balcony overlooking the tree-lined street. The spacious bedroom features a full wall of built-in closets, providing ample space for storage. Recent updates include a full bathroom renovation and fresh paint throughout. Parking stall and storage room included. With easy access to Downtown, Paul Kane Park, 124 Street, restaurants, coffee shops, and public transportation, you'll be close to all the action. A must see!

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452929  |
| Price          | \$137,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 687       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1962                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11 12304 103 Avenue |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5N 0R2             |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Intercom, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 1                                                                           |
| Parking        | Stall                                                                       |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                                |
| # of Stories | 3                                                                     |
| Stories      | 1                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | None, No Basement                                                     |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                   |
| Construction      | Wood, Brick, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Oliver, Glenora, Westglen |
| Middle     | Westminster               |

High Ross Shepp,Macdonald

### **Additional Information**

Date Listed August 14th, 2025

Days on Market 7

Zoning Zone 12

Condo Fee \$558

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Listing information last updated on August 20th, 2025 at 11:47pm MDT