



**1004, 10045 117 STREET  
1 BED, 1 BATH CONDO**

## Edmonton Alberta

\$134,111

This bright and spacious 10th-floor condo offers stunning River Valley views and unbeatable downtown convenience. Featuring nearly 800 sq ft, this 1-bedroom, 1-bath unit includes new laminate flooring, a functional open layout, and large windows that fill the space with natural light. The kitchen comes complete with a built-in dishwasher, stove, refrigerator, and hood fan. Enjoy incredible building amenities including an indoor pool, sauna, fitness centre (open 24/7), social room, monitored security, visitor parking, on-site manager on duty m-f - during business hours and Fast EV charging stations. Condo fees all utilities (heat, electricity, and water/sewer). Perfect for first-time buyers, students, professionals, or investors looking for affordable central Edmonton living steps from River Valley trails, shopping, restaurants, and transit. \*Bedroom & Living Room Virtual Staging\* (id:6769)

Living room 28.2 m x Measurements not available    Kitchen 4.9 m x Measurements not available  
Dining room 11.2 m x Measurements not available    Primary Bedroom 15.2 m x Measurements not available

available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.connecttohomes.com/>

**RE/MAX ELITE**

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