

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

MLS® #E4426901

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,722 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Discover this spacious 3-bedroom townhouse featuring generous living areas and an oversized single attached garage. Upon entry from the garage, youâ€™™ll 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 finishing touch!

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 | W&hkw&nt&win     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 2W6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| 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 | 87               |
| Zoning         | Zone 12          |
| Condo Fee      | \$350            |

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Listing information last updated on June 16th, 2025 at 10:17am MDT