## \$125,000 - 203 11503 100 Avenue, Edmonton

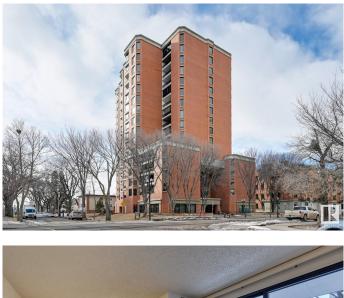
MLS® #E4429498

## \$125,000

1 Bedroom, 1.00 Bathroom, 484 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

TREELINE VIEWS from this RENOVATED BRIGHT studio suite in the majestic, iconic LEMARCHAND TOWER conveniently located steps away from the river valley walking/biking trails, restaurants, coffee shops & quick access to the U of A, Brewery District & Ice District. Open layout with an upgraded kitchen with white cabinetry and an eating bar. Newer vinyl plank flooring throughout. 4 piece main bathroom. Good size balcony with an east exposure. Included is the stove, fridge, washer, dryer and A/C. Titled underground parking #247 on P2. LeMarchand has a guest suite & a renovated social room with a patio. A perfect executive condo! Shows very well!







Built in 1980

## **Essential Information**

MLS® #	E4429498
Price	\$125,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	484
Acres	0.00
Year Built	1980
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise

Style	Single Level Apartment	
Status	Active	
Community Information		
Address	203 11503 100 Avenue	
Area	Edmonton	
Subdivision	Wîhkwêntôwin	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T5K 2K7	
Amenities		
Amenities	Air Conditioner, Guest Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-In-Suite	
Parking Spaces	1	
Parking	Underground	
Interior		
Appliances	Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer	
Heating	Fan Coil, Hot Water, Natural Gas	
# of Stories	17	
Stories	1	
Has Basement	Yes	
Basement	None, No Basement	
Exterior		
Exterior	Concrete, Brick	
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks	
Roof	Tar & Gravel	
Construction	Concrete, Brick	
Foundation	Concrete Perimeter	
Additional Information		
Data L'ata d		

Date Listed	April 7th, 2025
Days on Market	71
Zoning	Zone 12
Condo Fee	\$341

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Listing information last updated on June 17th, 2025 at 12:47am MDT