

Courtesy Of Nooran Ostadeian Of RE/MAX Elite

# **\$331,900 - # 316 11716 100 Avenue Nw, Edmonton**

MLS® #E4234501

## **\$331,900**

2 Bedroom, 2.00 Bathroom, 1,017 sqft  
Condo / Townhouse on 0.00 Acres

Oliver, Edmonton, AB

Welcome to Victoria Promenade, where the location speaks for itself! Amazing views of the promenade & steps from the River Valley is waiting for you in this 1017 sq ft, 2 BEDROOM, 2 BATHROOM unit come with a BIG MASTER BEDROOM, WALK-IN CLOSET & ENSUITE. This unit offers an upgraded KITCHEN looking into the open concept DINING & LIVING ROOM, FIREPLACE & its own IN-SUITE LAUNDRY & STORAGE ROOM, HEATED UNDERGROUND PARKING, STORAGE LOCKER and SOCIAL ROOM for you to entertain. This PET-FRIENDLY building in popular OLIVER offers you a stunning 4-season attraction from your home & is only steps away from the best Restaurants along Jasper Ave and 124 Street, Bars, Farmers Market, Shopping, Golfing & Entertainment. Situated in the heart of the city, this 75% owner-occupied building comes with a healthy reserve fund for your peace of mind, a newer roof, a new partially resurfaced underground parkade & secured with all-around camera surveillance, and its own building site coordinator. Don't miss out!

Built in 1993

## **Essential Information**

MLS® #	E4234501
Price	\$331,900



Bedrooms	2
Bedrooms Above Grade	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### Community Information

Address	# 316 11716 100 Avenue Nw
Area	Edmonton
Community	Oliver
Condo	Victoria Promenade
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T5K 2G3

### Amenities

Features	Laundry-In-Suite, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite, Intercom, Storage-Locker Room
Parking	Heated, Parkade

### Interior

Interior	Laminate Flooring, Linoleum, Ceramic Tile
Interior Features	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Intercom, Curtains and Blinds
Heating	Hot Water
Fireplace	Yes
Fireplaces	Gas, Mantel
# of Stories	5
Basement	None, No Basement

### Exterior

Exterior	Stucco, Brick
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Exterior Features	Landscaped, Public Transportation, Shopping Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Middle	Oliver School
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### **Additional Information**

Date Listed	March 24th, 2021
Condo Fee	\$504

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on August 2nd, 2021 at 2:01am CDT