

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

MLS® #E4429498

**\$125,000**

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

W&#248;hkw&#228;nt&#227;win, 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                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203 11503 100 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| 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

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

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Listing information last updated on April 19th, 2025 at 1:02pm MDT