

## \$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&#229;hkw&#229;nt&#229;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	16
Zoning	Zone 12
Condo Fee	\$341

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Listing information last updated on April 23rd, 2025 at 3:17am MDT