

## \$625,000 - 1503 11503 100 Avenue, Edmonton

MLS® #E4455271

**\$625,000**

2 Bedroom, 2.00 Bathroom, 2,036 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Located in the prestigious Le Marchand Tower this 15th floor, Central A/C condo showcases stunning views of downtown & river valley. Open design concept with over 2000sq.ft. Professionally renovated by Anthem Construction this 2 bedroom, 2 bathroom condo features a large foyer with Brazilian hardwood flooring which extends throughout the home with exception of the Primary bedroom/bathrooms, French door glass coat closet (auto lighting), formal diningroom & sunken livingroom perfect for entertaining. Custom kitchen has an abundance of beautiful cabinetry, granite countertops, top of the line appliances, island, breakfast nook, pot lighting & butlers pantry. Primary bedroom - custom blinds, his/hers walk-in closets as well as beautiful ensuite showcasing granite vanity with crystal hardware, dual sinks, soaker tub and oversize walk in shower with granite bench. 2nd bedroom with 2 closets huge storage /laundryroom with newer washer & dryer & 2 underground parking stalls. Some pic's are virtually staged.

Built in 1980

### Essential Information

MLS® # E4455271

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,036                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1503 11503 100 Avenue |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ©ntÃ©win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2K7               |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Storage-In-Suite |
| Parking Spaces | 2                                                                                                                                  |
| Parking        | Heated, Underground                                                                                                                |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds |
| Heating           | Fan Coil, Heat Pump, Natural Gas                                                                                                                          |
| # of Stories      | 17                                                                                                                                                        |
| Stories           | 1                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                                         |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Brick |
|----------|-----------------|

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                                                          |
| Construction      | Concrete, Brick                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 12           |
| Condo Fee      | \$1,474           |

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Listing information last updated on September 14th, 2025 at 1:32pm MDT