

# \$2,845,000 - 301 11930 100 Avenue, Edmonton

MLS® #E4459256

**\$2,845,000**

3 Bedroom, 2.50 Bathroom, 2,764 sqft  
Condo / Townhouse on 0.00 Acres

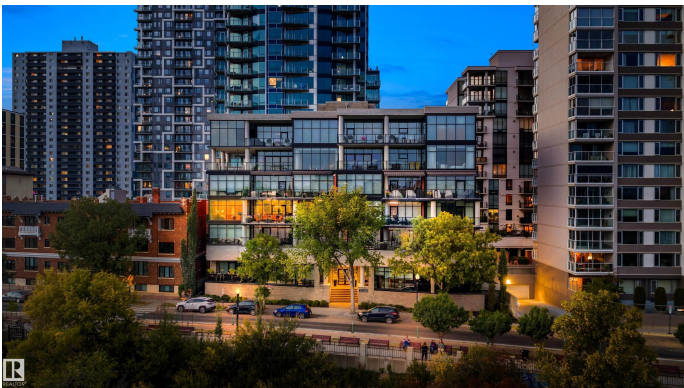
WÃ@hkwÃªntÃ´win, Edmonton, AB

Perched in the prestigious Lessard House that overlooks the expansive River Valley, this 2,764 sq. ft. residence blends sophistication with everyday comfort. Breathtaking views frame your daily life, while a sprawling patio, accessible from both the dining room and primary suite, sets the stage for effortless indoor-outdoor living. The chefâ€™s kitchen is a culinary dream with top-of-the-line Miele appliances, including double ovens (one steam), a warming drawer, and a 5-burner gas cooktop. The primary retreat provides serenity with a double wide steam shower and custom dressing room. Thoughtful design continues with 3 bedrooms, a dedicated laundry with stacked Miele washer and dryer, clever storage solutions, and abundant countertop space. With three titled underground parking stalls, flawless finishes, and a setting that embraces both elegance and convenience, this immaculate suite delivers a lifestyle as rare as it is refined.

Built in 2008

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4459256    |
| Price     | \$2,845,000 |
| Bedrooms  | 3           |
| Bathrooms | 2.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,764                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 11930 100 Avenue |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0K5              |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Closet Organizers, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, See Remarks |
| Parking Spaces | 3                                                                                                                       |
| Parking        | Heated, Underground, See Remarks                                                                                        |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler, Oven Built-In-Two |
| Heating           | Heat Pump, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                       |
| Fireplaces        | Glass Door, Mantel                                                                                                                        |
| # of Stories      | 6                                                                                                                                         |
| Stories           | 1                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                         |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                                                              |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Public Transportation, River Valley View, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                                         |
| Construction      | Concrete, Brick, Stucco                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 12              |
| Condo Fee      | \$1,974              |

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Listing information last updated on October 22nd, 2025 at 4:17am MDT