

# \$225,000 - 201 11503 100 Avenue, Edmonton

MLS® #E4415627

**\$225,000**

1 Bedroom, 1.00 Bathroom, 764 sqft  
Condo / Townhouse on 0.00 Acres

Oliver, Edmonton, AB

Located in the iconic building of Le Marchand Tower in the heart of the lush river valley located steps from Victoria Promenade with its beautiful walkway and benches overlooking the river valley with shared bike lanes for all to enjoy. This luxurious, end unit condo spared no expense with high end renovations throughout with slate tiled flooring, hardwood flooring and a spectacular bathroom with a glass vanity. The delightful, bright and spacious living room has a huge corner window that leads to your private patio. State of the art kitchen with superb cabinetry, granite counters, and all stainless steel appliances. In-suite laundry with ample storage, and underground heated parking are a bonus. A guest suite, a party room with a patio and visitor's parking are few of the amenities of this pet free building. This unbeatable location also provides quick access to The Brewery District, shopping, restaurants, coffee shops, golfing, and transportation. A must to see, will not last.

Built in 1980

## Essential Information

MLS® #	E4415627
Price	\$225,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	201 11503 100 Avenue
Area	Edmonton
Subdivision	Oliver
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K7

### **Amenities**

Amenities	Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Low Maintenance Landscape, Public Transportation
Roof	Tar & Gravel
Construction	Concrete, Brick

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            December 7th, 2024

Days on Market      96

Zoning                 Zone 12

Condo Fee             \$531

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