

Courtesy Of Cathy Cookson Of RE/MAX Excellence

# \$674,900 - 1 11960 100 Avenue, Edmonton

MLS® #E4416665

**\$674,900**

1 Bedroom, 1.50 Bathroom, 1,371 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Experience breathtaking River Valley and City Views from this renovated 1,371 sq.ft. condo on the prestigious Promenade. Nestled within the exclusive 5-unit River Cliff Place, this one-of-a-kind residence occupies the entire first floor and features convenient direct elevator access. With a modern open floor plan, this condo offers floor-to-ceiling south-facing windows that fill the space with natural light and offer seamless access to a private balcony. The interior showcases luxury vinyl plank flooring, gas fireplace, white cabinetry, peninsula with pendant lighting, pantry, S/S appliances, and granite countertops. Spacious Primary with custom-built walk-in closet & ensuite with double sinks, & deep tub. Den could easily be second bedroom. Also includes guest bath, in-suite washer and dryer, attached parking, and a main-level storage locker. Enjoy an exceptional location close to public transit, shopping, fine dining, art galleries, walking trails, and vibrant Brewery and Ice Districts.

Built in 1977

## Essential Information

MLS® #	E4416665
Price	\$674,900
Bedrooms	1



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1 11960 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0K5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Secured Parking, Security Door, Storage-Locker Room
Parking Spaces	1
Parking	Single Garage Attached, Single Indoor

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Golf Nearby, Public Transportation, River Valley View, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 27th, 2024
Days on Market	77
Zoning	Zone 12
Condo Fee	\$1,300

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Listing information last updated on March 14th, 2025 at 7:17am MDT