

\$469,000 - 602 11503 100 Avenue, Edmonton

MLS® #E4462446

\$469,000

2 Bedroom, 2.00 Bathroom, 1,898 sqft
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Welcome to the prestigious LeMarchand Tower. This spacious, almost 1,900 sq ft condo, offers breathtaking views of the river valley. Step out your front door and instantly access all the natural beauty and activities the river valley has to offer. Inside, you'll find a huge living room, dining area, and a versatile den/flex space, all with large windows that flood the condo with natural light. It offers two generously sized bedrooms, including a primary suite with a 5-piece ensuite featuring a large soaker tub. There's also a full 4-piece bathroom, a spacious laundry room with in-suite laundry, and a separate storage room for added convenience. Two underground titled stalls are also included with this condo. With so much space and potential, this condo is the perfect to make your own. Don’t miss this incredible opportunity to live in one of the most desirable locations downtown.

Built in 1980

Essential Information

MLS® #	E4462446
Price	\$469,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,898



Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	602 11503 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K7

Amenities

Amenities	On Street Parking, Guest Suite, No Animal Home, No Smoking Home, Social Rooms
Parking Spaces	2
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick
Exterior Features	Playground Nearby, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

School Information

Elementary	West Glen, Glenora
Middle	W&hkw&ntwin, Westminster
High	Ross Sheppard

Additional Information

Date Listed	October 17th, 2025
Days on Market	6
Zoning	Zone 12
Condo Fee	\$1,424

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