

# \$88,800 - 304 11503 100 Avenue, Edmonton

MLS® #E4443679

**\$88,800**

1 Bedroom, 1.00 Bathroom, 488 sqft  
Condo / Townhouse on 0.00 Acres

Win, Edmonton, AB

Unique studio apartment in desirable Le Marchand Tower. It is very retro and ready for you to move in if you don't mind the current finishings, but it does need a full upgrade. The unique fridge, sink, and stove cabinet is a space saver, but if you were to renovate, you can easily fit in a small regular kitchen with a breakfast bar. Then there is a living room, nook for the bed (which could have a curtain or wall for privacy), full bathroom, laundry room and storage. Plus there is underground parking and the River Valley Promenade is right outside your door. Check out this affordable option!



Built in 1980

## Essential Information

MLS® #	E4443679
Price	\$88,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	488
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment

Status Active

## Community Information

Address 304 11503 100 Avenue  
Area Edmonton  
Subdivision WÃ©hkwÃ©ntÃ©win  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5K 2K7

## Amenities

Amenities Deck, Detectors Smoke, No  
Parking, Security Door  
Parking Spaces 1  
Parking Parkade

## Interior

Appliances Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks  
Heating Forced Air-1, Natural Gas  
# of Stories 16  
Stories 1  
Has Basement Yes  
Basement None, No Basement

## Exterior

Exterior Concrete, Brick  
Exterior Features Backs Onto Park/Trees, Flat  
Transportation, River Valley  
Downtown  
Roof Tar & Gravel  
Construction Concrete, Brick  
Foundation Concrete Perimeter

## Additional Information

Date Listed June 21st, 2025  
Days on Market 10  
Zoning Zone 12  
Condo Fee \$371



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 1:47am MDT