

\$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

Wähkwäntäwin, 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 chefäs 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	3
Zoning	Zone 12
Condo Fee	\$1,974

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