

# \$1,650,000 - 101 11930 100 Avenue, Edmonton

MLS® #E4461956

**\$1,650,000**

2 Bedroom, 2.50 Bathroom, 2,245 sqft

Condo / Townhouse on 0.00 Acres

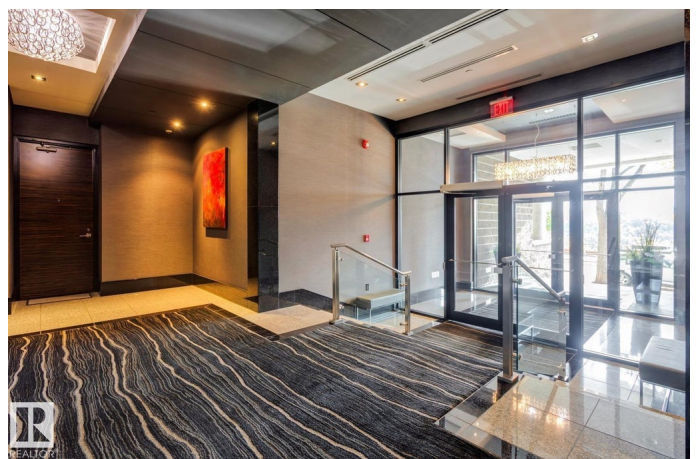
W&hkw&ant&win, Edmonton, AB

Experience refined living, ultimate privacy and breathtaking river valley views in this rare offering at Lessard House—a WAM-built luxury development with only 9 exclusive residences. This elegant 2 bed + den, 2.5 bath property spans nearly 2,400sq.ft (incl. terrace) and offers unparalleled craftsmanship. Enjoy 10'™ ceilings, heated travertine floors, Italian Snaidero cabinetry, Sub-Zero and Miele appliances, granite counters and floor-to-ceiling windows with power shades. The spacious primary suite boasts a steam shower, spa tub, massive walk-in closet and private flex space. Additional features include a double-sided fireplace, A/C, sound system, large laundry room, in-suite storage and a colossal covered terrace with gas BBQ hook-up. 3 titled, heated underground stalls, storage cabinets, car wash bay, guest parking and private back entrance complete this offering. This development is pet friendly and offers unobstructed views overlooking the River Valley—one of the city's most coveted addresses.

Built in 2008

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4461956    |
| Price  | \$1,650,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,245                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 11930 100 Avenue |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0K5              |

### Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Ceiling 10 ft., Closet Organizers, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 3                                                                                                                                                                        |
| Parking        | Heated, Underground, See Remarks                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Heat Pump, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                         |
| # of Stories      | 6                                                                                                                                                                                                                                    |
| Stories           | 1                                                                                                                                                                                                                                    |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | None, No Basement |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 12            |
| Condo Fee      | \$1,617            |

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Listing information last updated on October 15th, 2025 at 8:17pm MDT