

# \$640,000 - 1 11960 100 Avenue, Edmonton

MLS® #E4447354

## \$640,000

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

W&hkw&ant&win, Edmonton, AB

River Valley & City Views! 1,371 Sq.Ft. Private Full-Floor Condo. Enjoy stunning views from this beautifully renovated condo in River Cliff Place, an exclusive 5-unit building on the Promenade. Occupying the entire main floor with direct elevator access, this bright, open-concept home features floor-to-ceiling south-facing windows, luxury vinyl plank flooring, a gas fireplace, and kitchen with tons of cabinetry, granite counters, peninsula with pendant lighting, and stainless steel appliances. The spacious primary suite includes a custom walk-in closet and ensuite with double sinks and deep tub. Versatile den could serve as a second bedroom. Includes in-suite laundry, guest bath, attached parking, and storage locker. Steps from trails, dining, galleries, and the Brewery & Ice Districts—urban living at its finest!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447354  |
| Price          | \$640,000 |
| 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    | July 10th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,300         |

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Listing information last updated on August 21st, 2025 at 9:17am MDT