

Courtesy Of Mary Bark Of RE/MAX River City

## \$645,999 - 701 11503 100 Avenue, Edmonton

MLS® #E4457072

**\$645,999**

2 Bedroom, 2.00 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

W&#248;hkw&#228;nt&#229;win, Edmonton, AB

WOW FACTOR, DREAM LOCATION and Upgrades Galore! Welcome to Le Marchand Tower, where timeless historic elegance is seamlessly blended with modern style and functionality. This beautifully reimagined condo in one of Edmonton&#177;s most iconic buildings is sure to leave a lasting impression. Renovated top to bottom, this spacious unit features two bedrooms, two full bathrooms, ample storage in suite laundry and a show-stopping kitchen and open-concept living space perfect for entertaining. With two private patios and stunning River Valley and downtown views, it offers the ultimate downtown lifestyle. Need more room to host? Le Marchand offers exceptional amenity spaces, including luxurious indoor and outdoor entertaining areas available for private bookings&#201;the cr&#228;me de la cr&#228;me of social spaces. Complete with secure heated under ground parking. Love the decor. Lets talk more, this unit could come professionally curated with the furnishings you see during your viewing.

Built in 1980

### Essential Information

MLS® # E4457072

Price \$645,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,411                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 701 11503 100 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2K7              |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Guest Suite, Party Room, Secured Parking, Security Door |
| Parking Spaces | 1                                                                                           |
| Parking        | Heated, Underground, See Remarks                                                            |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Fan Coil, Heat Pump, Natural Gas                                                                                                                        |
| # of Stories      | 17                                                                                                                                                      |
| Stories           | 1                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                                       |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Brick |
|----------|-----------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Public Transportation, River Valley View, River View, Shopping Nearby, View Downtown, See Remarks |
| Roof              | Tar & Gravel                                                                                      |
| Construction      | Concrete, Brick                                                                                   |
| Foundation        | Concrete Perimeter                                                                                |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 12              |
| Condo Fee      | \$1,013              |

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Listing information last updated on September 11th, 2025 at 3:17am MDT