

\$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

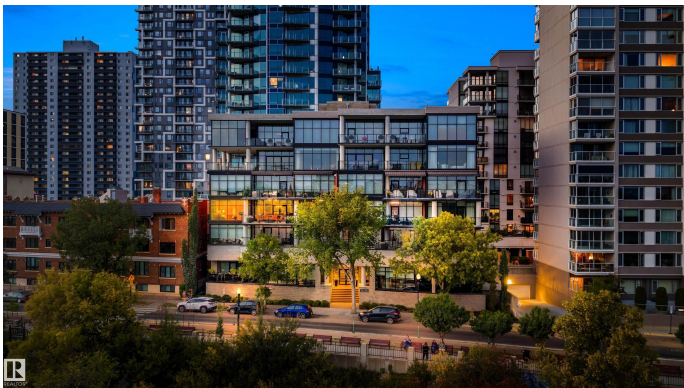
WÃ@hkwÃªntÃ´win, Edmonton, AB

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 chefâ€™s 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	24
Zoning	Zone 12
Condo Fee	\$1,974

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 October 18th, 2025 at 9:02am MDT