

# \$359,900 - 1 11503 100 Avenue, Edmonton

MLS® #E4425298

**\$359,900**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

This exceptional main office space in LeMarchand Tower offers an exterior entry and is part of a unique mixed-use development featuring both office and residential units. Adjacent to the historic LeMarchand Mansion and nestled along the scenic river valley, the location boasts abundant park space for a serene working environment. The unit includes three private offices, a reception area, a back office, and a bathroom. It also comes with two underground parking stalls and full access to amenities such as a guest suite, a party room, and the tower lobby. Previously utilized for medical professional services, this space is ideal for similar uses, given the nature of other units in the building. Combining convenience, historical charm, and modern amenities, this office space is perfect for professionals seeking a prestigious and tranquil setting.

Built in 1980

## Essential Information

MLS® #	E4425298
Price	\$359,900
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Office



Status                      Active

**Community Information**

Address                    1 11503 100 Avenue  
Area                        Edmonton  
Subdivision              W&hkw&ntwin  
City                        Edmonton  
County                    ALBERTA  
Province                  AB  
Postal Code              T5K 2K7

**Exterior**

Exterior                  Concrete  
Construction            Concrete

**Additional Information**

Date Listed              March 12th, 2025  
Days on Market        160  
Zoning                    Zone 12

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