

\$214,900 - 308 10403 98 Avenue, Edmonton

MLS® #E4401523

\$214,900

2 Bedroom, 2.00 Bathroom, 874 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This spacious 2-bedroom, 2-bathroom condo is ideally located on a quiet side street in downtown Edmonton, just steps from the downtown core and River Valley trails. Situated on the 3rd floor, this unit offers an open-concept floor plan with engineered hardwood flooring. The spacious kitchen features stainless steel appliances, a new fridge, and plenty of cabinet and counter space including a large eat-up breakfast bar. The primary bedroom boasts a walk-through closet leading to a 3-piece ensuite. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and low condo fees that include heat and water. The well-maintained building includes an exercise room, social room, courtyard, elevators, car wash, and bike storage. With easy access to the LRT, U of A, Grant MacEwan, restaurants, shopping and more, this condo is a perfect blend of comfort and convenience. Don't miss your opportunity. *Some photos have been virtually staged.



Built in 2003

Essential Information

MLS® #	E4401523
Price	\$214,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	874
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	308 10403 98 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y5

Amenities

Amenities	On Street Parking, Car Wash, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Hillside, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Garneau School
Middle	McKernan School
High	Victoria School

Additional Information

Date Listed	August 10th, 2024
Days on Market	265
Zoning	Zone 12
Condo Fee	\$416

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