# \$300,000 - 702 10909 103 Avenue, Edmonton

MLS® #E4424049

#### \$300,000

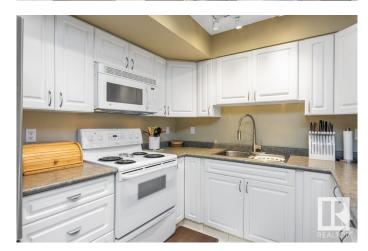
2 Bedroom, 2.00 Bathroom, 1,124 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

CENTRE OF THE CITY! Spacious 2 Bdrm, 2 Bath property features one of the LARGEST FLOOR PLANS in the building (1,100+ sq. ft). Primary Bedroom is enormous & includes a walk-in closet. Plenty of storage space available w/ a second walk-in closet, storage room in-suite & additional STORAGE ROOM on the Balcony. A The entire suite is CARPET-FREE! Â East sunlight makes for a bright & cheery living space. Enjoy time outdoors on the Balcony w/ GAS BBQ LINE. À Features: AIR CONDITIONING, IN-SUITE LAUNDRY, CONCRETE CONSTRUCTION & HEATED, UNDERGROUND PARKING. A Condo fee only \$0.49/sq ft/month (incl. heat & water). Secure & Quiet Building w/ on-site Gym. PET FRIENDLY! EXCELLENT TRANSIT (LRT, Bus) - 15 minutes to the University of Alberta. BIKER'S PARADISE - 5 mins to the river valley + numerous trails & bike lanes in the community. Railtown Park at your doorstep. A Walking distance to Rogers Place, MacEwan University, NorQuest College, grocery store (5 mins. walk away!), shopping, restaurants & office towers.







Built in 2004

## **Essential Information**

MLS® # E4424049 Price \$300,000 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,124 Acres 0.00

Year Built 2004

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 702 10909 103 Avenue

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2W7

## **Amenities**

Amenities Off Street Parking, Air Conditioner, Deck, Exercise Room, Intercom, No

Animal Home, No Smoking Home, Parking-Visitor, Secured Parking,

Security Door, Storage-In-Suite

Parking Heated, Underground

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Heat Pump, Natural Gas

# of Stories 17
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Brick, Stucco

Exterior Features Park/Reserve, Public Transportation, Schools, Shopping Nearby, View

City, View Downtown

Roof Tar & T

Construction Concrete, Brick, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Wihkwentowin School Middle Westminster School

High Victoria School

## **Additional Information**

Date Listed March 5th, 2025

Days on Market 60

Zoning Zone 12

Condo Fee \$552

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 May 3rd, 2025 at 10:32pm MDT