

## **\$269,900 - 804 10909 103 Avenue, Edmonton**

MLS® #E4462126

**\$269,900**

2 Bedroom, 2.00 Bathroom, 908 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**GREAT VALUE and OPPORTUNITY!**

**900+sqft 2 BED + 2 BATH**

**AIR-CONDITIONED** condo sitting in the **HEART of DOWNTOWN!** **STEPS** to the grocery store, restaurants, Grant Macewan and easy access in and out of Edmonton's core. This unit features **SOUTH FACING** windows bringing in tons of natural light, great downtown views, and a perfect layout for spacious living. Kitchen offers more than enough counter/cabinet space, a pantry, & is open to the entire unit. The living room is a great size & there is also a designated dining area which you don't see often anymore! **BOTH** bedrooms are very spacious and each have their own **FULL ENSUITE**. **IN-SUITE LAUNDRY/STORAGE ROOM** as well! A beautiful balcony with amazing downtown views tops off this great unit! **HUGE FITNESS ROOM**, **LOW CONDO FEES**, **TITLED UNDERGROUND** parking stall and close to every amenity needed. This is a great opportunity to get into a **SOLID** building & enjoy everything **DOWNTOWN** Edmonton has to offer! Also the perfect **OPPORTUNITY** to lock up a great investment property!

Built in 2004

### **Essential Information**

MLS® #

E4462126



|                |                        |
|----------------|------------------------|
| Price          | \$269,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 908                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 804 10909 103 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2W7              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Air Conditioner, Exercise Room |
| Parking Spaces | 1                              |
| Parking        | Underground                    |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| # of Stories      | 15                                                                                                     |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                          |
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, Shopping Nearby, |

|              |                          |
|--------------|--------------------------|
|              | View City, View Downtown |
| Roof         | Tar & Gravel             |
| Construction | Concrete, Brick, Stucco  |
| Foundation   | Concrete Perimeter       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$445              |

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Listing information last updated on October 28th, 2025 at 1:17am MDT