

Courtesy Of Sarah J Leib Of RE/MAX River City

## **\$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. The entire suite is CARPET-FREE! East sunlight makes for a bright & cheery living space. Enjoy time outdoors on the Balcony w/ GAS BBQ LINE. Features: AIR CONDITIONING, IN-SUITE LAUNDRY, CONCRETE CONSTRUCTION & HEATED, UNDERGROUND PARKING. 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. Raintown Park at your doorstep. 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 & Gravel  |
| 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 | 63              |
| Zoning         | Zone 12         |
| Condo Fee      | \$552           |

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Listing information last updated on May 7th, 2025 at 5:32pm MDT