

## **\$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. Raitown 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
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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	56
Zoning	Zone 12
Condo Fee	\$552

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Listing information last updated on April 30th, 2025 at 1:32pm MDT