

## \$199,900 - 1402 9808 103 Street, Edmonton

MLS® #E4443474

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,229 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Completely renovated 14th floor downtown condo. Bright 2 bedrooms, 2 bath, with 2 patios, walk-in closet and plenty of storage throughout. 1229 square feet. Tile and laminate flooring, custom cabinetry, granite countertops, new appliances, and in-suite laundry. Walk in closet and built in pantry. Plenty of large west facing windows for natural light and ventilation. Condo fees include all utilities. Great location for students and professionals alike. Near University of Alberta & Grant MacEwan, six blocks from Rogers Place, one block from the LRT, and two blocks from Telus Field & the river valley. With plenty of local amenities within walking distance this is a unit not to be missed.

Built in 1975

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4443474          |
| Price          | \$199,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,229             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1402 9808 103 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2G4              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Security Door, Television Connection |
| Parking   | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 17  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | Flat   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 66      |
| Zoning         | Zone 12 |
| Condo Fee      | \$927   |

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 August 24th, 2025 at 10:17pm MDT