

\$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	58
Zoning	Zone 12
Condo Fee	\$552

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Listing information last updated on May 2nd, 2025 at 3:02am MDT