

## **\$223,000 - 402 10311 111 Street, Edmonton**

MLS® #E4425879

**\$223,000**

2 Bedroom, 1.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Top 10 Reasons to consider this fine suite in uptown Edmonton: 1. Well managed and cared for 18+ building with on-site caretaker. 2. Walk to shopping plazas, restaurants, medical, banks, Rogers Place and MacEwan University. 3. Grand "Hollywood Golden Era" style lobby with curved staircase. 4. Classic suite entry doors reminiscent of luxury hotels. 5. Freshly painted suite interior in soft neutral tones giving it that "new" feel. 6. Plush carpeting professionally cleaned for your peace of mind. 7. Cool dining area + bright white kitchen with plenty of counter space and a spot for a chest freezer. 8. Spacious primary bedroom with ample closet space and another bedroom which would make a great work from home office. 9. Lovely 4 piece bathroom with tub for soaking away the winter blues. 10. Grand living room with gas fireplace to warm your romantic heart and a "gimme shelter" balcony for Romeo and Juliet outdoor moments. Bonus guest room for visitors and a fitness gym for your healthy lifestyle! U/G Parking!

Built in 2003

### **Essential Information**

MLS® # E4425879

Price \$223,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 867                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402 10311 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, Natural Gas  |
| Fireplaces   | Direct Vent, Mantel, Tile Surround   |
| # of Stories | 5  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | See Remarks  |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Landscaped, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 12          |
| Condo Fee      | \$569            |

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Listing information last updated on May 2nd, 2025 at 8:32am MDT