

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

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|--------|-----------|
| 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

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|------------|---------------------|
| Elementary | Wihkwentowin School |
| Middle | Westminster School |
| High | Victoria School |

Additional Information

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|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 31 |
| Zoning | Zone 12 |
| Condo Fee | \$552 |

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Listing information last updated on April 5th, 2025 at 11:17am MDT