# \$309,900 - 204 10909 103 Avenue, Edmonton

MLS® #E4430404

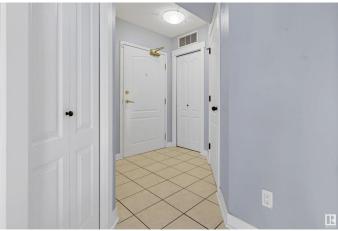
#### \$309,900

2 Bedroom, 2.00 Bathroom, 910 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Prime location! Stylish 907 Sq.Ft. 2nd-floor condo close to shopping, restaurants, LRT, buses, Grant MacEwan & U of A. Featuring a modern open layout with bedrooms conveniently separated by the living area. The primary bedroom boasts a 4-piece ensuite & walk-in closet; the second bedroom directly connects to a 3-piece bath. Sleek kitchen with granite counters, under-mount sink, glass tile backsplash & pantry. Fresh colour scheme, laminate floors, updated trim and more. Enjoy in-suite laundry, air conditioning, stainless appliances, and a gas line for your BBQâ€"superior soundproofing & fire safety with 8" concrete walls. The main-floor fitness room is titled Underground Parking (Unit #58). Massive 400 Sq.Ft. balconyâ€"perfect for entertaining friends & family!





Built in 2004

#### **Essential Information**

MLS® #	E4430404
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	2004

Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	204 10909 103 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2W7

## Amenities

Amenities	Exercise Room, Guest Suite, Patio, See Remarks, Storage Cage
Parking	Heated, Underground

## Interior

Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, Washer	Oven-Microwave,	Refrigerator,	Stove-Electric,
Heating	Forced Air-1, Natural Gas			
# of Stories	19			
Stories	1			
Has Basement	Yes			
Basement	None, No Basement			

#### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	April 11th, 2025
Days on Market	21
Zoning	Zone 12

#### Condo Fee \$457

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 May 2nd, 2025 at 11:03am MDT