

Courtesy Of David Lofthaug Of Bode

## \$249,900 - 904 10303 111 Street, Edmonton

MLS® #E4455346

### \$249,900

1 Bedroom, 1.50 Bathroom, 630 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Spacious 9th-floor condo in Alta Vista South with sunny south-facing views and a 70 sq ft balcony. This 1 bedroom, 1.5 bath unit has a large bedroom with walk-through closet and ensuite, plus a convenient guest half bath. Recent updates include new hardwood flooring and fresh paint throughout. The kitchen offers stainless steel appliances, ample counter space, and a breakfast bar. The bright living area is designed for comfort and function, with plenty of natural light. Additional features include in-suite laundry, central A/C, and a titled underground parking stall. Alta Vista South is a concrete high-rise offering amenities such as a fitness centre, guest space, social lounge, and secure entry. Located in downtown Edmonton steps from MacEwan University, Rogers Place, the LRT, restaurants, shopping, and everyday conveniences.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455346  |
| Price      | \$249,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 630                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 904 10303 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0C6              |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Exercise Room, Guest Suite, Party Room, See Remarks |
| Parking Spaces | 1                                                   |
| Parking        | Parkade                                             |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| # of Stories      | 12                                                                                                  |
| Stories           | 1                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Concrete, See Remarks                            |
| Exterior Features | Playground Nearby, Public Swimming Pool, Schools |
| Roof              | See Remarks                                      |
| Construction      | Concrete, See Remarks                            |
| Foundation        | Piling                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 54                |
| Zoning         | Zone 12           |
| Condo Fee      | \$371             |

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 October 22nd, 2025 at 3:02pm MDT