

## \$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 BBQ—superior soundproofing & fire safety with 8" concrete walls. The main-floor fitness room is titled Underground Parking (Unit #58). Massive 400 Sq.Ft. balcony—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      |



|          |                        |
|----------|------------------------|
| Type     | 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, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| 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 | 19               |
| Zoning         | Zone 12          |

Condo Fee                \$457

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Listing information last updated on April 30th, 2025 at 7:02pm MDT