# \$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!



#### **Essential Information**

MLS® # E4430404 Price \$309,900

Bedrooms 2 Bathrooms 2.00

Full Baths 2

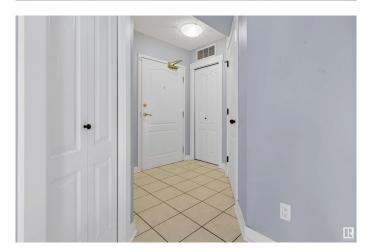
Square Footage 910

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 & T

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 12:17am MDT