

# **\$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	21
Zoning	Zone 12

Condo Fee                \$457

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