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

MLS® #E4430404

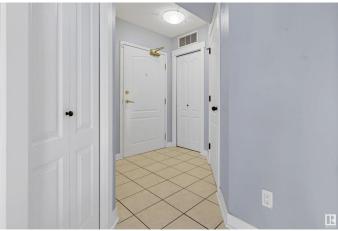
#### \$309,900

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,<br>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 | 26               |
| Zoning         | Zone 12          |

Condo Fee \$457

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Listing information last updated on May 7th, 2025 at 2:17am MDT