

## \$289,000 - 10909 103 Avenue, Edmonton

MLS® #E4438435

**\$289,000**

2 Bedroom, 2.00 Bathroom, 903 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This spacious 2 bedroom, 2 bathroom condo offers unbeatable convenience for students and working professionals. Just a short walk to MacEwan University, NorQuest College, and the LRT, the location provides easy access to campus, public transit, and all downtown amenities. Inside, you will find a bright and functional layout with in-suite laundry, a spacious kitchen, and two generously sized bedrooms, making it an excellent option for tenants or shared living. Step outside onto the large patio and take in the stunning city views. The unit also includes secure underground parking for added comfort and peace of mind. Whether you are looking to expand your investment portfolio or find a centrally located place to live, this condo is a fantastic opportunity you will not want to miss.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438435  |
| Price          | \$289,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 903       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10909 103 Avenue    |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6A 0V8             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 17  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 24th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 21      |
| Zoning         | Zone 12 |
| Condo Fee      | \$492   |

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Listing information last updated on June 14th, 2025 at 7:32pm MDT