

# **\$314,900 - 1402 10909 103 Avenue, Edmonton**

MLS® #E4464562

**\$314,900**

2 Bedroom, 2.00 Bathroom, 1,138 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**DOWNTOWN LIVING AT IT'S FINEST!** This spacious 2 bedroom, 2 bathroom condo offers over 1,130 sq ft of living space and one of the largest floor plans in the building. The primary bedroom is oversized with a walk-in closet, while the second bedroom is also generous and paired with a second full bath. Ample storage includes a second walk-in closet, large in-suite storage room, and extra storage on the balcony. The suite is spacious, bright with east-facing sunlight, and features a large balcony with storage rm & gas BBQ line. This well-built concrete building offers air conditioning, in-suite laundry, a gas line for BBQs, heated underground parking, a fitness room, visitor parking & a secure pet-friendly environment. Condo fees include heat and water! The location is exceptional with LRT and bus access nearby, just 15 minutes to the University of Alberta, and steps to Railtown Park, the river valley, Rogers Place, MacEwan University, NorQuest College, groceries, shopping, restaurants & more! **DON'T MISS OUT!**

Built in 2004

## **Essential Information**

MLS® # E4464562

Price \$314,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,138                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1402 10909 103 Avenue |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2W7               |

### Amenities

|           |                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Detectors Smoke, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room |
| Parking   | Heated, Underground                                                                                                                                        |

### Interior

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

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | View Downtown      |
| Roof         | Tar & Gravel       |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$552              |

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Listing information last updated on November 19th, 2025 at 7:02am MST