

**\$350,000**

Downtown (Edmonton), Edmonton, AB

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431227  |
| Price      | \$350,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



1701-10238 103 St NW, Edmonton, AB

Main Floor Interior Area 76.57 m<sup>2</sup>

PREPARED: 2025/04/16

While regions are excluded from total floor area in IGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.



|                |                        |
|----------------|------------------------|
| Square Footage | 824                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1701 10238 103 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0G6               |

### Amenities

|                |                                                                                                                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Personnel, Social Rooms, Concierge Service, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                             |
| Parking        | Heated, Underground                                                                                                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating           | Heat Pump, Natural Gas                                                                                                 |
| # of Stories      | 32                                                                                                                     |
| Stories           | 1                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal                                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |

|              |                        |
|--------------|------------------------|
| Roof         | EPDM Membrane          |
| Construction | Concrete, Brick, Metal |
| Foundation   | Concrete Perimeter     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 12          |
| Condo Fee      | \$595            |

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Listing information last updated on May 1st, 2025 at 8:47pm MDT