

## \$344,900 - 1405 10238 103 Street, Edmonton

MLS® #E4439321

**\$344,900**

2 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

UNQUESTIONABLE ULTIMA!Â This CORNER UNIT has an OPEN FLOOR PLAN & 9' CEILINGS.Â Spacious 2 Bdrm, 2 Bath property features expansive NORTH & WEST SKYLINE VIEWS.Â Floor to ceiling windows make for a bright & sunny home all year round!Â The Kitchen includes high-end brand STAINLESS STEEL APPLIANCES, GLASS BACKSPLASH & GRANITE COUNTERTOPS. Each Bath has matching cabinetry w/ granite countertops & tile flooring.Â Enjoy the outdoors & the downtown landscape from your WRAP-AROUND BALCONY with GAS BBQ HOOK UP.Â Complete w/ UNDERGROUND, HEATED PARKING,Â IN-SUITE LAUNDRY & AIR CONDITIONING.Â Luxury private residence tower w/ CONCIERGE, Fitness Room, Lounge area, Hot Tub & Roof Top Deck.Â Walkable!Â Neighborhood provides access to every convenience: LRT, University, Restaurants, Groceries, Farmer's Market, Office Towers, Ice District, Shopping, River Valley. PET FRIENDLY BUILDING!

Built in 2016

### Essential Information

MLS® # E4439321

Price \$344,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 763                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1405 10238 103 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0G6               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Hot Tub, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Concierge Service, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 31   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Metal   |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby, View City, View |

|              |                        |
|--------------|------------------------|
|              | Downtown               |
| Roof         | Flat                   |
| Construction | Concrete, Brick, Metal |
| Foundation   | Concrete Perimeter     |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Garneau/St Catherine   |
| Middle     | Allendale/St Catherine |
| High       | Victoria/St Joseph     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 12        |
| Condo Fee      | \$537          |

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Listing information last updated on June 16th, 2025 at 1:32pm MDT