

## \$235,000 - 309 10403 98 Avenue, Edmonton

MLS® #E4455583

### \$235,000

2 Bedroom, 2.00 Bathroom, 993 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

You just found your HAPPY PLACE! Attending UofA? Work Downtown? Stop right here! This HIDDEN GEM will steal your heart. What's not to love? LOW Condo Fees. HIGH owner-occupancy ratio. Pet-friendly. SCENE: You walk through the door ~ your eyes light up ~ you say "I LOVE IT!" ~~~ The End. IMMACULATE move-in ready condition. Complete with your own TITLED U/G Parking (super close to elevator) & separate TITLED storage cage. This 3rd floor suite is a corner unit on the quiet side of the building & boasts a fantastic floorplan with 2 ample sized bdrms, 2 full baths, walk-in closet, wall to wall built-in wardrobe, in suite laundry, & a custom Phantom privacy screen for the Juliet balcony. McKay Manor Amenities include: 13 Visitor parking stalls, Car Wash Bay, Bicycle Storage, Fitness Room, Social Room, 2 elevators, Courtyard with picnic tables & planters (where residents can plant with Board Approval). See photos. Close to River Valley & everything the Downtown Core has to offer. Don't delay.

Built in 2003

### Essential Information

MLS® #	E4455583
Price	\$235,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309 10403 98 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y5

### Amenities

Amenities	Car Wash, Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, See Remarks, Storage Cage
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Private Setting, Public Transportation, Schools, Shopping Nearby,

	Sloping Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 1st, 2025
Days on Market	15
Zoning	Zone 12
Condo Fee	\$490

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Listing information last updated on September 16th, 2025 at 6:17pm MDT