

\$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

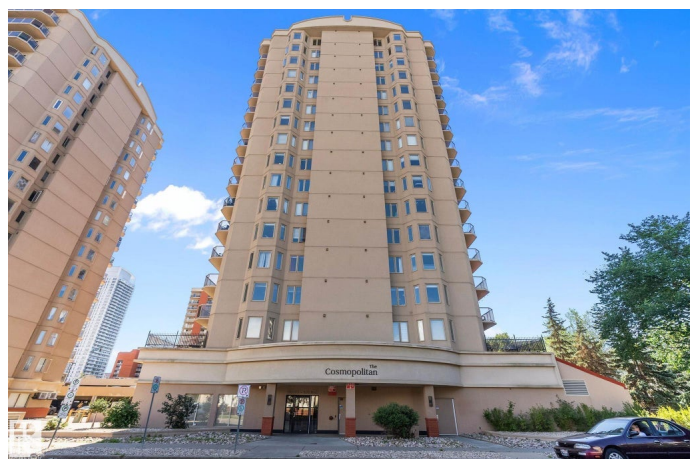
DOWNTOWN LIVING AT IT'S FINEST! This spacious 2 bedroom, 2 bathroom condo offers over 1,130 sq ft of living space and one of the largest floor plans in the building. The primary bedroom is oversized with a walk-in closet, while the second bedroom is also generous and paired with a second full bath. Ample 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	3
Zoning	Zone 12
Condo Fee	\$552

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 6th, 2025 at 9:02am MST