

Courtesy Of Emily Kwok Of Real Broker

## \$209,000 - 903 10319 111 Street, Edmonton

MLS® #E4443452

**\$209,000**

2 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience urban living at its finest in this bright and beautiful unit, perfectly situated directly across from Grant MacEwan. Enjoy the vibrant downtown lifestyle with everything within easy reach. This unit features a 9' ceiling, 1 bedroom plus a den (which can serve as a legal bedroom), a 4pc bathroom, a spacious walk-in pantry/storage, and hardwood floors (no carpet!). The kitchen boasts ample cabinet space and stainless steel appliances. For your convenience, the unit also includes in-suite laundry, A/C for summer comfort, and a private balcony. This well-managed 18+ building is pet-friendly and offers excellent amenities, including a gym, social room, guest suite, and bike wash station. You'll be within walking distance of a wide array of wonderful restaurants, cafes, shopping, and attractions such as the Ice District, Brewery District, River Valley, and a golf course. Public transit, including the LRT, and the University of Alberta are also easily accessible. Condo fees cover heat, water, and gas.

Built in 2005

### Essential Information

MLS® # E4443452

Price \$209,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	903 10319 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0A2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Sprinkler System-Fire, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Public Transportation,

	Recreation Use, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	17
Zoning	Zone 12
Condo Fee	\$485

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Listing information last updated on July 7th, 2025 at 4:17pm MDT