

## \$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 | 11              |
| Zoning         | Zone 12         |
| Condo Fee      | \$485           |

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 July 1st, 2025 at 3:17am MDT