

## **\$259,900 - 208 10303 111 Street, Edmonton**

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MLS® #E4454314

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Live the good life! The heart of the city is where you will discover this exclusive adult luxury hi-rise close to: world class MacEwan University for knowledge and wisdom, Roger's Place to enjoy major concerts and sports events, local vibrant social scene, an abundance of cafes, shopping plazas and the spectacular river valley to cycle, run and walk in nature! Inside this 1035 sq ft two bedroom, two bathroom suite is a classic kitchen with stainless steel appliances, granite counters, breakfast bar and plenty of cabinets for all your culinary ingredients and accessories. Savor home-cooking or take-out in the delightful dining area. Relax in the living room with view of the eastern sky and access to a morning sun balcony with gas outlet for your cool evening BBQ's. Inviting primary bedroom with dual closets, and ensuite with walk-in shower. Second bedroom features Murphy bed + french doors. In suite laundry/storage room, A/C, titled underground heated parking, guest suite, fitness centre and social room!



Built in 2008

### **Essential Information**

MLS® #                      E4454314

Price                        \$259,900

Bedrooms                2

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 208 10303 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0C6              |

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                         |
| Parking        | Heated, Underground                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                                                               |
| # of Stories      | 12                                                                                                                                                                  |
| Stories           | 1                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | See Remarks                                                                                                                                                         |

### Exterior

|          |                         |
|----------|-------------------------|
| Exterior | Concrete, Brick, Stucco |
|----------|-------------------------|



|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Public Transportation, School |
| Roof              | Tar & Gravel                  |
| Construction      | Concrete, Brick, Stucco       |
| Foundation        | Concrete Perimeter            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$520             |



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Listing information last updated on August 24th, 2025 at 7:32am MDT