

## \$268,000 - 803 10388 105 Street, Edmonton

MLS® #E4436050

**\$268,000**

2 Bedroom, 2.00 Bathroom, 826 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This luxury downtown 2-bedroom condo is situated across from MacEwan University and steps from Rogers Arena and the Ice District. With high end upgrades like engineered hardwood flooring, granite countertops, central A/C and in-suite laundry, you'll be living your best life in the heart of downtown Edmonton. The building is very secure with fob access between floors, heated underground parking for visitors and your own titled stall. Condo fees include professional management, heat, water and snow removal etc.

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436050               |
| Price          | \$268,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 826                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 803 10388 105 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 0C2              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, Intercom, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Washer - Energy Star, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 22   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Back Lane, Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Unknown   |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 12        |

Condo Fee                \$613

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Listing information last updated on May 16th, 2025 at 2:32pm MDT