

## \$375,000 - 1402 10410 102 Avenue, Edmonton

MLS® #E4428283

**\$375,000**

2 Bedroom, 2.00 Bathroom, 929 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This stunning southeast-facing corner unit in the heart of downtown offers 2 bedrooms, a den, and 2 full bathrooms, perfectly situated on the vibrant 104 Street corridor, home to seasonal farmers markets, year-round festivals, and top-tier dining. Located beside the Ice District and Rogers Place, you can even enjoy New Year's fireworks from your private covered patio, which also offers a direct view of the highly rated Don Wheaton Family YMCA just one block away. Inside, the open-concept design features a spacious kitchen with a large island, flowing seamlessly into the bright living room—perfect for entertaining. With low condo fees, a well-managed condo board, secure underground parking, and a Bluebox security locker system for package deliveries, this unit offers both comfort and convenience. Plus, with easy access to the new Valley Line LRT, getting around the city is effortless. Donâ€™t miss this opportunity to live in the heart of it all! \*Some photos are virtually staged\*

Built in 2017

### Essential Information

MLS® # E4428283

Price \$375,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1402 10410 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0E9

### Amenities

Amenities	Secured Parking, Sprinkler System-Fire, Sprinkler Sys-Underground, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	32
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Public Swimming Pool, Public Transportation, Shopping Nearby, View Downtown

Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	78
Zoning	Zone 12
Condo Fee	\$465

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