

\$269,900 - 804 10909 103 Avenue, Edmonton

MLS® #E4462126

\$269,900

2 Bedroom, 2.00 Bathroom, 908 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

GREAT VALUE and OPPORTUNITY!

900+sqft 2 BED + 2 BATH

AIR-CONDITIONED condo sitting in the **HEART of DOWNTOWN!** **STEPS** to the grocery store, restaurants, Grant Macewan and easy access in and out of Edmonton's core. This unit features **SOUTH FACING** windows bringing in tons of natural light, great downtown views, and a perfect layout for spacious living. Kitchen offers more than enough counter/cabinet space, a pantry, & is open to the entire unit. The living room is a great size & there is also a designated dining area which you don't see often anymore! **BOTH** bedrooms are very spacious and each have their own **FULL ENSUITE**. **IN-SUITE LAUNDRY/STORAGE ROOM** as well! A beautiful balcony with amazing downtown views tops off this great unit! **HUGE FITNESS ROOM**, **LOW CONDO FEES**, **TITLED UNDERGROUND** parking stall and close to every amenity needed. This is a great opportunity to get into a **SOLID** building & enjoy everything **DOWNTOWN** Edmonton has to offer! Also the perfect **OPPORTUNITY** to lock up a great investment property!

Built in 2004

Essential Information

MLS® # E4462126



Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	804 10909 103 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2W7

Amenities

Amenities	Air Conditioner, Exercise Room
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Shopping Nearby,

	View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	34
Zoning	Zone 12
Condo Fee	\$445

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 November 18th, 2025 at 7:02am MST