

## \$214,900 - 308 10403 98 Avenue, Edmonton

MLS® #E4401523

**\$214,900**

2 Bedroom, 2.00 Bathroom, 874 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This spacious 2-bedroom, 2-bathroom condo is ideally located on a quiet side street in downtown Edmonton, just steps from the downtown core and River Valley trails. Situated on the 3rd floor, this unit offers an open-concept floor plan with engineered hardwood flooring. The spacious kitchen features stainless steel appliances, a new fridge, and plenty of cabinet and counter space including a large eat-up breakfast bar. The primary bedroom boasts a walk-through closet leading to a 3-piece ensuite. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and low condo fees that include heat and water. The well-maintained building includes an exercise room, social room, courtyard, elevators, car wash, and bike storage. With easy access to the LRT, U of A, Grant MacEwan, restaurants, shopping and more, this condo is a perfect blend of comfort and convenience. Don't miss your opportunity. \*Some photos have been virtually staged.



Built in 2003

### Essential Information

MLS® #	E4401523
Price	\$214,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	874
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 10403 98 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y5

### Amenities

Amenities	On Street Parking, Car Wash, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Hillside, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau School
Middle	McKernan School
High	Victoria School

### **Additional Information**

Date Listed	August 10th, 2024
Days on Market	252
Zoning	Zone 12
Condo Fee	\$416

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