

## \$449,000 - 609 10238 103 Street, Edmonton

MLS® #E4411022

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,088 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Gorgeous 2-Bedroom + Den Luxury Condo in Downtown Edmonton's ICE District. This 2-bedroom, 2-bathroom condo with a spacious double-door den is perfect for those who need a workspace at home. The master bedroom suite features a walk-through closet leading to a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a glass-enclosed shower. The second bedroom has a walk-in closet. A large den with double doors provides the perfect space for a home office or guest room. Open-concept kitchen with solid wood cabinetry, quartz countertops, an under-mount sink, and premium stainless steel appliances. Heated underground titled parking stall near the elevator. Titled storage unit included for extra space to meet all your storage needs. Fully equipped fitness centre, Party room, Rooftop patio with a hot tub. Walking distance to Roger's Place, amazing boutiques/restaurants, Grant Macewan & Farmer's market. Make The Ultima your new home and enjoy the ultimate downtown lifestyle.

Built in 2016

### Essential Information

MLS® # E4411022

Price \$449,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	609 10238 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0G6

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Fire Pit, Hot Tub, No Animal Home, No Smoking Home, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Security Personnel, Social Rooms, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	33
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Steel, Brick, Metal
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Exterior Features	Flat Site
Roof	EPDM Membrane
Construction	Steel, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 16th, 2024
Days on Market	185
Zoning	Zone 12
Condo Fee	\$780

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