

## \$200,000 - 101 10311 111 Street, Edmonton

MLS® #E4431325

### \$200,000

2 Bedroom, 1.50 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Why rent when you can own? With falling interest rates, MacEwan University's expansion, and a new LRT line coming, now's the perfect time to buy. This well-maintained 2 bed, 1.5 bath main-floor suite with front-facing patio is ideal for investors, first-time buyers, students, professionals, or seniors. The open-concept kitchen, dining, and living area is ready for your personal touch. The spacious primary bedroom features dual walk-through closets, a 4-piece ensuite, and a large window overlooking the patio. The second bedroom has no window—perfect for a guest room or home office. A 2-piece bath with enclosed laundry/storage, titled underground parking, and a 4x10 storage locker complete the unit. Enjoy downtown perks like great dining, short commutes, and vibrant culture—all in a quiet, park-surrounded setting. Don't miss out!

Built in 2003

### Essential Information

MLS® #	E4431325
Price	\$200,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	842
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 10311 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y8

### Amenities

Amenities	Exercise Room, Guest Suite, Intercom, Security Door, Social Rooms
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	72
Zoning	Zone 12
Condo Fee	\$521

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Listing information last updated on June 28th, 2025 at 1:02am MDT