

## **\$395,000 - 1109 10303 111 Street, Edmonton**

---

MLS® #E4447106

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,145 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Sub Penthouse corner suite with spectacular view of downtown. This customized upgraded suite is in pristine condition. Top 10 reasons to make this your home: 1. Excellent location only a few blocks to Macewan University, 10 min. walk to Rogers Place, Ice District and Downtown with so many amenities nearby such as restaurants, plazas and grocery stores. 2. Welcoming foyer + large coat closet and room for a bench. 3. Spacious primary bedroom with walk-in closet, and 3 piece ensuite with walk-in shower. 4. Smart design kitchen has breakfast bar counter, walk-in pantry, granite counters, deluxe cabinets with hidden countertop lighting and stainless steel appliances. 5. Bright dining area. 6. Cozy living room with "big sky" views north and east! 7. Balcony enclosed on 3 sides plus gas for barbecue. 8. Office/Den/Bedroom plus 4 piece bath with raised bowl and 6' soaker tub. 9. Grand lobby, gym, social room, guest suite. 10. Titled underground tandem parking for two cars! Secure well-managed building! 18+

Built in 2008

### **Essential Information**

MLS® # E4447106

Price \$395,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,145                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1109 10303 111 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6K 0C6               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Exercise Room, Guest Suite, |
| Parking Spaces | 2                           |
| Parking        | Heated, Tandem, Underground |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garburator, Humidifier-Power(Furnace), Intercom, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                                                                                    |
| Fireplaces        | Freestanding                                                                                                                                                                             |
| # of Stories      | 12                                                                                                                                                                                       |
| Stories           | 1                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | None, See Remarks                                                                                                                                                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                             |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby, View City, View |





|              |                         |
|--------------|-------------------------|
|              | Downtown                |
| Roof         | EPDM Membrane           |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 12         |
| Condo Fee      | \$665           |



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 August 2nd, 2025 at 10:32am MDT