

## \$289,900 - 302 10238 103 Street, Edmonton

MLS® #E4443544

**\$289,900**

2 Bedroom, 1.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

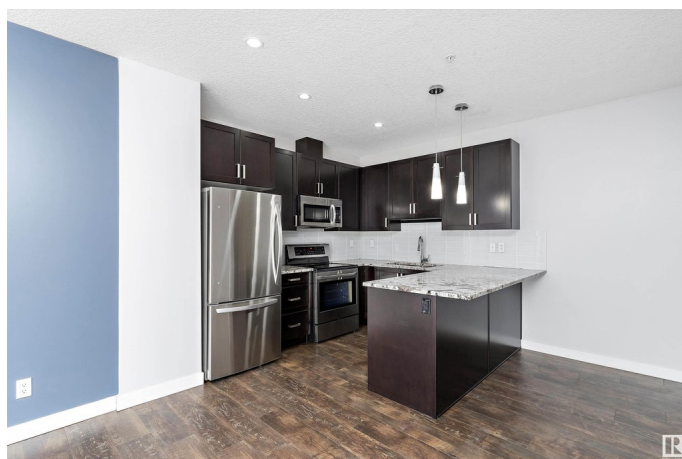
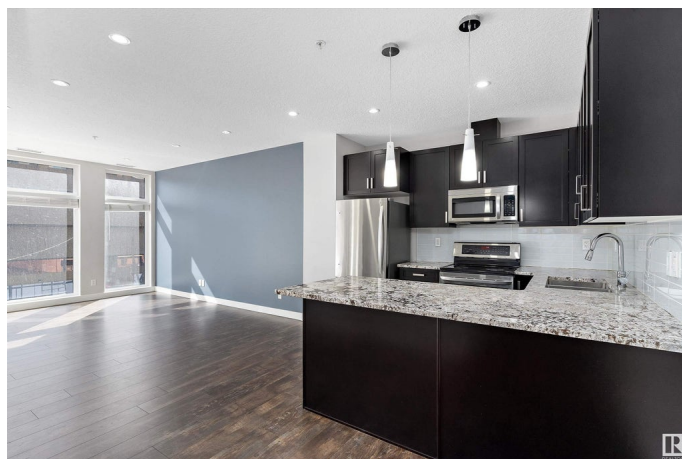
Downtown (Edmonton), Edmonton, AB

In Edmonton's vibrant ICE DISTRICT! This BRIGHT & MODERN unit features 9'™ CEILINGS and FLOOR-TO-CEILING WINDOWS that flood the space with NATURAL LIGHT. The open layout includes a sleek kitchen with STAINLESS STEEL APPLIANCES, RICH CABINETRY, and an ISLAND with BAR-SEATING that flows into the SPACIOUS LIVING AREA. BOTH BEDROOMS are GENEROUSLY SIZED, there's a full 4PC BATH, plus convenient IN-SUITE LAUNDRY, and TITLED PARKING. Near ROGERS PLACE, MacEwan University, City Centre, dining, shopping, and more. Enjoy amazing building amenities like a ROOFTOP HOT TUB with SKYLINE VIEW, stunning SOCIAL ROOM, AIR CONDITIONING, FITNESS CENTRE, and CONCIERGE.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443544  |
| Price          | \$289,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 836       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302 10238 103 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 0G6              |

### Amenities

|           |                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, Party Room, Secured Parking, Security Door, Social Rooms, See Remarks |
| Parking   | Heated, Underground                                                                                                            |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Heat Pump, Natural Gas                                                               |
| # of Stories | 33                                                                                   |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal                                                               |
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane                                                                 |
| Construction      | Concrete, Metal                                                               |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 70              |
| Zoning         | Zone 12         |

Condo Fee                \$582

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