

## \$299,000 - 706 10238 103 Street, Edmonton

MLS® #E4429469

**\$299,000**

2 Bedroom, 2.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This WELL KEPT condo unit located in ULTIMA-- heart of DOWN TOWN Edmonton. 2 bedrooms and 2 full baths. Features 9' ceilings throughout. Modern kitchen design with DARKER cabinets and GRANITE counter top. Hardwood flooring throughout LIVING room, Dining room and KITCHEN area. Nice sized masters has WALK THROUGH CLOSET and 3 piece en-suite. Another good sized bedroom plus 4 piece full bath. In-suite laundry. Heat Pump system provide HEAT and COOL. CLUB HOUSE on the 10 floor, comes with HOT TUB, KITCHEN, EXERCISE ROOM, OUTDOOR TERRACE.... This building also has CONCIERGE service. It comes with one underground parking stall. Walking distance to LRT, PUBLIC TRANSIT, ROGERS PLACE, SHOPPING and all amenities. Easy access to U of A, YMCA.....

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429469  |
| Price          | \$299,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 809       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 706 10238 103 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 0G6              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Detectors Smoke, Exercise Room, Patio, Secured Parking, Sprinkler System-Fire, Concierge Service |
| Parking   | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, 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, Brick, Metal                              |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane                                       |
| Construction      | Concrete, Brick, Metal                              |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 6th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 72      |
| Zoning         | Zone 12 |
| Condo Fee      | \$572   |

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Listing information last updated on June 17th, 2025 at 9:17am MDT