\$209,900 - 308 10403 98 Avenue, Edmonton

MLS® #E4440275

\$209,900

2 Bedroom, 2.00 Bathroom, 890 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This spacious 2-bedroom, 2-bathroom condo is ideally located on a quiet tree-lined street in downtown Edmontonâ€"just steps from the River Valley, LRT, restaurants, shopping, MacEwan University, and the downtown core. Situated on the 3rd floor, the unit offers an open-concept layout with engineered hardwood floors and large windows for plenty of natural light. The kitchen is equipped with stainless steel appliances, a brand-new fridge, ample cabinet space, and a large eat-up breakfast bar. The primary suite features a walk-through closet and a 3-piece ensuite. You'II also appreciate the convenience of in-suite laundry, a titled underground parking stall, and low condo fees that include heat and water. Building amenities include an exercise room, social room, car wash, courtyard, elevators, and bike storage. Whether you're a student, professional, or downsizer, this home offers the perfect mix of comfort, convenience, and value. *Some photos have been virtually staged.

Built in 2003

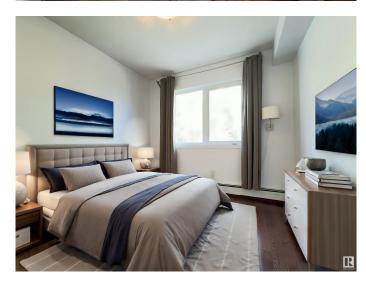
Essential Information

MLS® # E4440275 Price \$209,900

Bedrooms 2







Bathrooms 2.00

Full Baths 2

Square Footage 890

Acres 0.00

Year Built 2003

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 308 10403 98 Avenue

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2Y5

Amenities

Amenities On Street Parking, Car Wash, Parking-Visitor, Secured Parking, Social

Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows

Parking Spaces 1

Parking Heated, Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Baseboard, Natural Gas

of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stucco

Exterior Features Golf Nearby, Hillside, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Garneau School

Middle McKernan School

High Victoria School

Additional Information

Date Listed June 4th, 2025

Days on Market 3

Zoning Zone 12 Condo Fee \$429

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Listing information last updated on June 7th, 2025 at 9:02pm MDT