

\$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 Edmonton—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'll 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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