

## \$214,900 - 308 10403 98 Avenue, Edmonton

MLS® #E4401523

**\$214,900**

2 Bedroom, 2.00 Bathroom, 874 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This spacious 2-bedroom, 2-bathroom condo is ideally located on a quiet side street in downtown Edmonton, just steps from the downtown core and River Valley trails. Situated on the 3rd floor, this unit offers an open-concept floor plan with engineered hardwood flooring. The spacious kitchen features stainless steel appliances, a new fridge, and plenty of cabinet and counter space including a large eat-up breakfast bar. The primary bedroom boasts a walk-through closet leading to a 3-piece ensuite. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and low condo fees that include heat and water. The well-maintained building includes an exercise room, social room, courtyard, elevators, car wash, and bike storage. With easy access to the LRT, U of A, Grant MacEwan, restaurants, shopping and more, this condo is a perfect blend of comfort and convenience. Don't miss your opportunity. \*Some photos have been virtually staged.



Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4401523  |
| Price    | \$214,900 |
| Bedrooms | 2         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 874                    |
| 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    | August 10th, 2024 |
| Days on Market | 263               |
| Zoning         | Zone 12           |
| Condo Fee      | \$416             |

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Listing information last updated on April 30th, 2025 at 3:17pm MDT