# \$395,000 - 1109 10303 111 Street, Edmonton

MLS® #E4447106

#### \$395,000

2 Bedroom, 2.00 Bathroom, 1,145 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Sub Penthouse corner suite with spectacular view of downtown. This customized upgraded suite is in pristine condition. Top 10 reasons to make this your home: 1. Excellent location only a few blocks to Macewan University, 10 minute walk to Rogers Place, Ice District and Downtown with so many amenities nearby such as restaurants, plazas and grocery stores. 2. Welcoming foyer with large coat closet and room for a bench. 3. Spacious primary bedroom with with walk-in closet, and 3 piece ensuite with walk-in shower. 4. Smart design kitchen has breakfast bar counter, walk-in pantry, granite counters, deluxe cabinets with hidden countertop lighting and stainless steel appliances. 5. Bright dining area. 6. Cozy living room with "big sky" views north and east! 7. Balcony enclosed on 3 sides plus gas for barbecue. 8. Office/Den/Bedroom plus 4 piece bath with raised bowl and 6' soaker tub. 9. Grand lobby, gym, social room, guest suite. 10. Titled underground tandem parking for two cars! Secure well-managed building!



Built in 2008

#### **Essential Information**

MLS® #	E4447106
Price	\$395,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.00
Year Built	2008
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	1109 10303 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0C6

## Amenities

Amenities	Exercise Room, Guest Suite,
Parking Spaces	2
Parking	Heated, Tandem, Underground

### Interior

Interior Features	ensuite bathroom		
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garburator,		
	Humidifier-Power(Furnace), Intercom, Microwave Hood Fan,		
	Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings		
Heating	Fan Coil, Natural Gas		
Fireplaces	Freestanding		
# of Stories	12		
Stories	1		
Has Basement	Yes		
Basement	None, See Remarks		
Exterior			

Exterior Concrete, Brick, Stucco



caped, Public Transpo own
Membrane
ete, Brick, Stucco
ete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	4
Zoning	Zone 12
Condo Fee	\$665



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