# \$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 min. walk to Rogers Place, Ice District and Downtown with so many amenities nearby such as restaurants, plazas and grocery stores. 2. Welcoming foyer + 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! 18+



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

Type 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, Undergroup

#### 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

Exterior Features Landscaped, Public Transportation, Shopping Nearby, View City, View



Downtown

Roof EPDM Membrane

Construction Concrete, Brick, Stucco

Foundation Concrete Perimeter

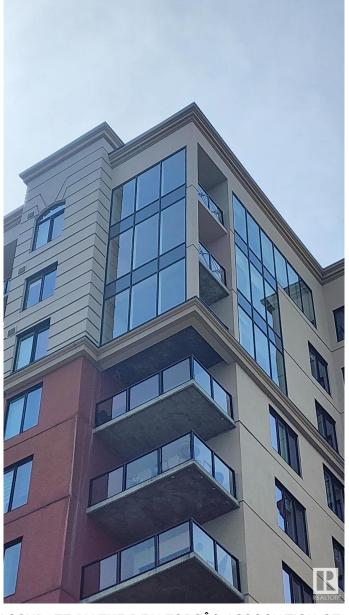
## **Additional Information**

Date Listed July 10th, 2025

Days on Market 19

Zoning Zone 12

Condo Fee \$665



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 3:32am MDT