

# \$299,900 - 1607 10909 103 Avenue, Edmonton

MLS® #E4439089

## \$299,900

2 Bedroom, 2.00 Bathroom, 1,000 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This 16th-floor condo offers 1,000 square feet of bright, air-conditioned living space with two spacious bedrooms, each featuring walk-in closets, and two full bathrooms including a private ensuite. Enjoy spectacular west-facing views and late summer evenings on the large balcony, complete with a gas BBQ hookup. The functional kitchen, abundant natural light, and in-suite laundry add everyday convenience, while secured underground heated parking provides peace of mind. Located steps from the ICE District, Grant MacEwan University, the Brewery District, and close to the River Valley, this home is perfect for professionals or students. Building amenities include a fitness room and bike storage, making this an ideal blend of comfort, style, and central urban living.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439089  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,000     |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1607 10909 103 Avenue |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2W7               |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exercise Room, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Heated, Underground                                                                   |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                       |
| # of Stories      | 17                                                                                           |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                               |
| Exterior Features | Public Transportation, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                          |
| Construction      | Concrete, Brick, Stucco                               |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 65             |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$486   |

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Listing information last updated on August 2nd, 2025 at 7:17am MDT