

\$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 | 250 |
| Zoning | Zone 12 |
| Condo Fee | \$416 |

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 April 17th, 2025 at 8:02pm MDT