

## **\$260,000 - 603 10388 105 Street, Edmonton**

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MLS® #E4425202

### **\$260,000**

2 Bedroom, 2.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Located in the heart of downtown, directly across from GMCC & 2 streets down from Roger's Place. Steps to all amenities & quick commute to UofA. Spacious, naturally lit & an open floorplan, this 6th floor unit welcomes you with gleaming hardwood floors & plenty of windows. Trendy flat panel cabinets, granite countertops/backsplash, stainless steel appliances & gas line for evening bbqs. Living room with city views & direct access to balcony to enjoy morning sunrises. Dual dining areas for entertaining. Primary bedroom is complete with secondary access to deck, walk-in closet & 3 pc ensuite with contemporary glass shower, matching granite & full windows. 2nd bedroom for guests, home office or additional dressing room. 4pc bathroom & in suite laundry complete this unit. Secured underground parking & plenty of guest parking. Enjoy the city's landmarks, modern conveniences & urban nightlife at your doorstep. Immediate possession available. (some virtually staged photos).



Built in 2009

### **Essential Information**

MLS® #	E4425202
Price	\$260,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	603 10388 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0C2

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	21
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, See Remarks

Roof	See Remarks
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau/St Catherine
Middle	Allendale/McKernan
High	Victoria/St Joseph

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	24
Zoning	Zone 12
Condo Fee	\$641

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Listing information last updated on April 4th, 2025 at 6:17pm MDT