

## **\$223,000 - 402 10311 111 Street, Edmonton**

MLS® #E4425879

**\$223,000**

2 Bedroom, 1.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Top 10 Reasons to consider this fine suite in uptown Edmonton: 1. Well managed and cared for 18+ building with on-site caretaker. 2. Walk to shopping plazas, restaurants, medical, banks, Rogers Place and MacEwan University. 3. Grand "Hollywood Golden Era" style lobby with curved staircase. 4. Classic suite entry doors reminiscent of luxury hotels. 5. Freshly painted suite interior in soft neutral tones giving it that "new" feel. 6. Plush carpeting professionally cleaned for your peace of mind. 7. Cool dining area + bright white kitchen with plenty of counter space and a spot for a chest freezer. 8. Spacious primary bedroom with ample closet space and another bedroom which would make a great work from home office. 9. Lovely 4 piece bathroom with tub for soaking away the winter blues. 10. Grand living room with gas fireplace to warm your romantic heart and a "gimme shelter" balcony for Romeo and Juliet outdoor moments. Bonus guest room for visitors and a fitness gym for your healthy lifestyle! U/G Parking!

Built in 2003

### **Essential Information**

MLS® # E4425879

Price \$223,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 10311 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y8

### Amenities

Amenities	Air Conditioner, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplaces	Direct Vent, Mantel, Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Schools

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	48
Zoning	Zone 12
Condo Fee	\$569

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Listing information last updated on May 1st, 2025 at 6:17pm MDT