

## **\$395,000 - 1109 10303 111 Street, Edmonton**

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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 minute walk to Rogers Place, Ice District and Downtown with so many amenities nearby such as restaurants, plazas and grocery stores. 2. Welcoming foyer with large coat closet and room for a bench. 3. Spacious primary bedroom 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!

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, Underground

### 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
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Exterior Features	Landscaped, Public Transpo Downtown
Roof	EPDM Membrane
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
Zoning	Zone 12
Condo Fee	\$665



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Listing information last updated on July 11th, 2025 at 6:32pm MDT