

Courtesy Of Ken Kunkel Of Park Realty

## \$224,900 - 109 11203 103a Avenue, Edmonton

MLS® #E4420025

**\$224,900**

2 Bedroom, 2.00 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ntwin, Edmonton, AB

VERY PET FRIENDLY! This unit comes with 2 PARKING stalls, both above ground, making it convenient for you and your guests! Experience downtown living in this stunning apartment just steps away from Grant MacEwan University. Situated in the heart of the city, this condo is surrounded by all the attractions and amenities that you need: shopping, pubs/bars, and more. Walk to Grant MacEwan University in 3-5 minutes, or go for a run and enjoy the scenic river valley. This home features 9' ceilings, SS appliances, under-mounted counter sinks, espresso cabinets, granite countertops, ceramic tiles, cork flooring, and in-suite laundry. Entertain guests on your outdoor patio that features a gas BBQ outlet. Relax in your spacious primary bedroom that can fit a king-sized bed and has a large closet and a 4pc ensuite. Guests or roommates will have plenty of space in the 2nd bedroom. Enjoy breathtaking views of the city from the beautifully renovated Roof Top Patio, perfect for sun tanning, yoga, and entertaining.

Built in 2007

### Essential Information

MLS® # E4420025

Price \$224,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	824
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 11203 103a Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2E4

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, Security Door, See Remarks, Rooftop Deck/Patio
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown, See Remarks

Roof	Flat
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	74
Zoning	Zone 12
Condo Fee	\$743

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 16th, 2025 at 2:17am MDT