

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&nt&win, Edmonton, AB

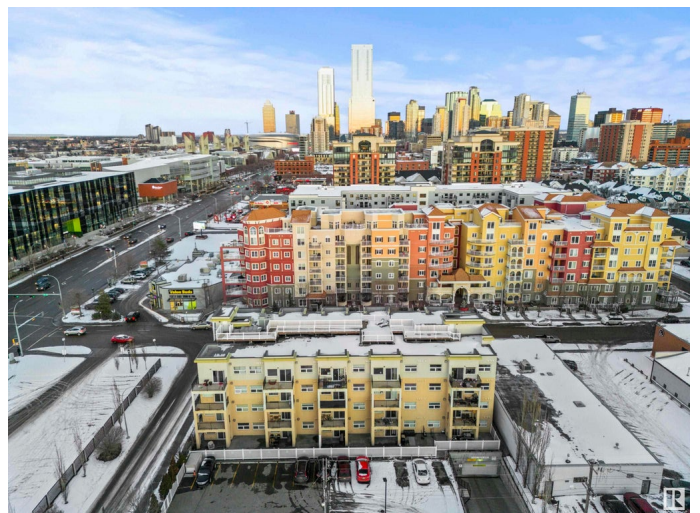
VERY PET FRIENDLY! This unit comes with 2 PARKING stalls, both above ground, making it convenient for you and your guests! Experience downtown living in this stunning apartment just steps away from Grant MacEwan University. Situated in the heart of the city, this condo is surrounded by all the attractions 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©hkwÃªntÃ´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 | 76                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$743              |

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Listing information last updated on April 18th, 2025 at 11:17am MDT