

# \$209,900 - 308 10403 98 Avenue, Edmonton

MLS® #E4440275

**\$209,900**

2 Bedroom, 2.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This spacious 2-bedroom, 2-bathroom condo is ideally located on a quiet tree-lined street in downtown Edmonton—just steps from the River Valley, LRT, restaurants, shopping, MacEwan University, and the downtown core. Situated on the 3rd floor, the unit offers an open-concept layout with engineered hardwood floors and large windows for plenty of natural light. The kitchen is equipped with stainless steel appliances, a brand-new fridge, ample cabinet space, and a large eat-up breakfast bar. The primary suite features a walk-through closet and a 3-piece ensuite. You’ll also appreciate the convenience of in-suite laundry, a titled underground parking stall, and low condo fees that include heat and water. Building amenities include an exercise room, social room, car wash, courtyard, elevators, and bike storage. Whether you're a student, professional, or downsizer, this home offers the perfect mix of comfort, convenience, and value. \*Some photos have been virtually staged.

Built in 2003

## Essential Information

MLS® #	E4440275
Price	\$209,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 10403 98 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y5

### Amenities

Amenities	On Street Parking, Car Wash, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Hillside, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau School
Middle	McKernan School
High	Victoria School

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	4
Zoning	Zone 12
Condo Fee	\$429

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Listing information last updated on June 8th, 2025 at 2:17am MDT