

## \$224,900 - 300 10311 111 Street, Edmonton

MLS® #E4449488

**\$224,900**

1 Bedroom, 1.00 Bathroom, 880 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this beautifully situated condo in downtown Edmotnon. This well-maintained home features an open-concept layout with a modern kitchen, complete with a central eat-up island, quartz countertops, tile backsplash, upgraded appliances, and vinyl plank flooring. The living area opens onto a large, west-facing covered patio with a gas line for your BBQ, perfect for enjoying sunny evenings. The generous primary bedroom offers his-and-hers closets with direct access to the full bathroom. A versatile den, along with a roomy in-suite laundry and storage area, adds to the functionality. Freshly painted throughout, this unit is move-in ready. Enjoy the convenience of a titled, heated underground parking stall with a storage cage. The building is well-managed with professional management and offers excellent amenities, including a fitness center and guest suite. Ideally located in the heart of the city—just steps to shops, restaurants, public transit, Grant MacEwan, and the Ice District. Virtually staged.

Built in 2003

### Essential Information

MLS® # E4449488

Price \$224,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	300 10311 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y8

### Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$569

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Listing information last updated on July 27th, 2025 at 7:32am MDT