

## \$205,000 - 703 9808 103 Street, Edmonton

MLS® #E4436057

**\$205,000**

2 Bedroom, 2.00 Bathroom, 1,131 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Prepare to be captivated by the breathtaking views & unbeatable location of this stunningly renovated 2bedroom, 2bath corner unit. Freshly painted & boasting stainless-steel appliances, this condo offers not only modern elegance but also panoramic vistas of the river valley and Downtown skyline. Convenience is key with easy access to the bus stop, LRT station, schools, & all essential amenities. The condo fee covers all utilities & grants access to a fully renovated social & amenities rooms, where you can unwind & socialize in style. Additionally, indulge in the brand-new sauna rooms for the ultimate relaxation experience. With an onsite manager & heated underground parking, every detail is thoughtfully curated to ensure your comfort & convenience. Seize the opportunity to make this perfectly priced unit your own. Explore nearby shopping, restaurants, & entertainment options, making it an ideal home or investment property. Don't miss out & step into your new oasis of urban living.

Built in 1975

### Essential Information

MLS® # E4436057

Price \$205,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,131                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 703 9808 103 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2G4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage-In-Suite |
| Parking   | Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 17   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Gated Community, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski |

|              |                                       |
|--------------|---------------------------------------|
|              | Hill Nearby, View City, View Downtown |
| Roof         | Tar & Gravel                          |
| Construction | Concrete, Brick                       |
| Foundation   | Concrete Perimeter                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 12        |
| Condo Fee      | \$870          |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT