

## \$234,500 - 310 10311 111 Street, Edmonton

MLS® #E4438804

**\$234,500**

1 Bedroom, 1.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Impressive! This 1 bedroom + Den home will charm you with it's stunning Downtown Skyline views; located in the heart of Downtown yet nestled at tree level for a park-like vibe! This large modern unit features an open-concept layout, bright kitchen with lots of cupboards, counter space, and island with breakfast bar. New Stove/Fridge, W/D, LVP flooring, back splash and kitchen counters. Spacious living room with large windows opens to your huge East facing tree top balcony with gas hookup. Large bedroom with a double closet walks through to the 4 piece bath. The versatile den is perfect for an office or an additional bed. Large Laundry room offers coveted in-suite storage. Heated underground/secured parking, exercise room, guest suite, plenty of visitor & street parking complete this splendid home. Enjoy the convenience and proximity to restaurants, Rogers Place, shops, and public transit. Steps away from MacEwan University, major amenities, Unity Square, the Brewery District and the Ice District.

Built in 2003

### Essential Information

MLS® # E4438804

Price \$234,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 883                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 310 10311 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y8              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas   |
| # of Stories | 5   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Golf Nearby, Landscaped, Level Land, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 12        |
| Condo Fee      | \$553          |

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 June 17th, 2025 at 4:32am MDT