# \$224,900 - 109 11203 103a Avenue, Edmonton

MLS® #E4420025

#### \$224,900

2 Bedroom, 2.00 Bathroom, 824 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, 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.

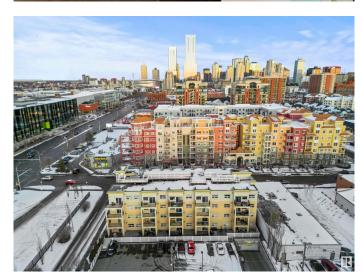
Built in 2007

#### **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 WîhkwêntÃ′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 77

Zoning Zone 12

Condo Fee \$743

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 April 19th, 2025 at 9:47am MDT