

# **\$167,900 - 412 10503 98 Avenue, Edmonton**

MLS® #E4430488

**\$167,900**

1 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Trendy executive condo in the heart of downtown and steps from river valley trails. Impressive gleaming laminate floors welcome you into this open floorplan.Â Gorgeously maple island kitchen has an abundance of cabinets and countertops with beautiful black appliances.Â Good sized dining area is off the kitchen and opens to living room.Â All enjoy the WEST facing sunshine through huge picture windows and open to quiet west balcony, large enough for enjoying the summer afternoon sun on your patio set while gas BBQ'ing.Â Good sized bedroom, full bathroom and laundry complete this meticulously cared for condo.Â Underground heated parking is also included.Â Quiet, comfortable and conveniently located make this one not to miss.Â Nothing to do as ready to just move in.

Built in 2005

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4430488  |
| Price          | \$167,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 732       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 412 10503 98 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Heated, Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| # of Stories | 5   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Back Lane, Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$403   |

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Listing information last updated on April 20th, 2025 at 10:17pm MDT