

## \$349,900 - 1002 9923 103 Street, Edmonton

MLS® #E4426489

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,315 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

STUNNING RIVER VALLEY VIEW from this RENOVATED 2 bedroom 2 bathroom condo in VALLEY TOWERS conveniently located steps to the river valley, the LRT, Downtown, the Ice District & quick access to the U of A. Beautiful kitchen with custom cabinetry with lots of pull-out drawers, granite countertops, designer skyline glass backsplash, black appliances, concrete wall between the kitchen & dining room. Spacious living room with access to the south facing balcony. The 2nd bedroom is across from the 4 piece bathroom. The primary suite has access to a south facing balcony to enjoy the great views. There is also a walk through closet with closet organizers & an upgraded bathroom with a walk-in shower. Also, there is a laundry/storage room. Titled underground parking #150 & an extra storage locker #24. The condo fees include all utilities, cable TV & the amenities: Fitness room, Indoor Pool, Hot Tub, Sauna, Steam Room, Social Room, an Outdoor Patio with BBQs & Visitor Parking.

Built in 1977

### Essential Information

MLS® # E4426489

Price \$349,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,315
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1002 9923 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J3

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, See Remarks
Parking Spaces	1
Parking	Heated, Parkade, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	24
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	40
Zoning	Zone 12
Condo Fee	\$1,073

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