

## \$154,800 - 10503 98 Avenue, Edmonton

MLS® #E4434112

**\$154,800**

1 Bedroom, 1.00 Bathroom, 735 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Turn key ready! Immaculate 1 bedroom downtown condo with private balcony, storage & 1 heated underground parking stall. Fantastic central location, easy access to U of A, Grant Macewen, the river valley and Jasper Avenue business sector. This studio suite has a fresh newer feel, built in 2005 the floor plan is open, hospitable and spacious. Showing exceptionally well, featuring upgraded appliances, new paint, beautiful finishing, a new shower head, lots of natural light & large windows. A trendy up-beat design to come home to, perfect for the young professional or retirement couple. This unit offers a delightful fresh air cross breeze from East to West, with a spacious West facing balcony c/w storage. Offering quick possession in this well managed condominium complex.



Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434112  |
| Price          | \$154,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 735       |
| Acres          | 0.00      |
| Year Built     | 2005      |

|          |                     |
|----------|---------------------|
| Type     | Condo / Townhouse   |
| Sub-Type | Apartment High Rise |
| Style    | Studio Suite        |
| Status   | Active              |

### Community Information

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

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Detectors Smoke, No Smoking |
| Parking Spaces | 1                           |
| Parking        | Heated                      |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Garage<br>Stacked Washer/Dryer, Stove |
| Heating      | Forced Air-1, Natural Gas                                  |
| # of Stories | 7  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Gated Community, Shopping Nearby, Sloping Lot, See<br>Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 44            |



|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$417   |

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 15th, 2025 at 7:02pm MDT