

**\$169,800 - 304 10503 98 Avenue, Edmonton**

MLS® #E4434758

**\$169,800**

1 Bedroom, 1.00 Bathroom, 732 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

TERRIFIC TERRACE COURT! This condo is bright & sunny with large windows that flood the space with natural light. Enjoy city views from the large balcony with GAS BBQ LINE. Kitchen features GRANITE COUNTERS & STAINLESS STEEL appliances. Property has been FRESHLY PAINTED & includes new AIR CONDITIONING & Furnace (2024). BONUS: 9' CEILINGS, Open Concept Layout, UNDERGROUND PARKING, Storage Room & IN-SUITE LAUNDRY. Open pedway design allows for private entrance along with quiet and scent-free hallways. Easy access by foot, bike or bus to the Parliament Buildings, Downtown, MacEwan University, U of A, top restaurants, shopping, and scenic river valley trails. PET FRIENDLY BUILDING in an unbeatable location – perfect for students, professionals, or investors!

Built in 2005

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4434758  |
| Price          | \$169,800 |
| 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     | 304 10503 98 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B2             |

### Amenities

|           |                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Underground                                                                                                                                 |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                               |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Garneau/St Catherine   |
| Middle     | Allandale/St Catherine |

High McKernan/St Joseph

**Additional Information**

Date Listed May 6th, 2025  
Days on Market 42  
Zoning Zone 12  
Condo Fee \$410

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