

## **\$319,999 - 206 10909 103 Avenue, Edmonton**

MLS® #E4423357

**\$319,999**

2 Bedroom, 2.00 Bathroom, 1,084 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

2ND FLOOR! CONCRETE BUILT! 1084 SQUARE FEET OF MODERN LIVING SPACE! 2 BEDROOMS! WELCOME TO ONE OF EDMONTON'S BEST; UNIT 206 IN THE PRESTIGIOUS COSMOPOLITAN! THIS INCREDIBLE CONDO UNIT HAS THE PERFECT LAYOUT! THE OPEN CONCEPT KITCHEN HAS UPGRADED COUNTERTOPS, TILE FLOORS, IVORY CABINETRY, NEWER APPLIANCES, AND A SINGLE LEVEL EATING BAR. DINING NOOK IS SPACIOUS. LIVING AREA HAS SLIDING DOOR PATIO ACCESS AND GUNSTOCK FLOORS. PRIMARY BEDROOM IS KING-SIZED WITH CARPET FLOORS AND A MASSIVE WALK-IN CLOSET. ENSUITE IS SPACIOUS AND A 4 PIECE. SECOND BEDROOM IS ALSO OVERSIZED WITH CARPET FLOORS AND CHEATER DOOR ACCESS TO MAIN BATHROOM. MAIN BATH IS 4 PIECE WITH TUB/SHOWER. UNIT ALSO HAS A FULL IN-SUITE LAUNDRY ROOM (STACKABLE) WITH STORAGE. OTHER UPGRADES INCLUDE NEW PAINT AND TRIM THROUGHOUT, NEW THERMOSTAT, AND A NEW HEAT PUMP. INCLUDED IS 2 HEATED UNDERGROUND TITLED PARKING STALLS. BUILDING HAS A SHARED FITNESS ROOM AND IS CLOSE TO MACEWAN UNIVERSITY, U OF A., ROGERS PLACE. BUILDING HAS AC.



Built in 2004

## Essential Information

MLS® #	E4423357
Price	\$319,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## Community Information

Address	206 10909 103 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2W7

## Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Heated, Insulated, Underground

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric
Heating	Heat Pump, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Brick, Stucco

Exterior Features      Back Lane, Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, Ski Hill Nearby, View City

Roof                              Tar & Gravel

Construction              Concrete, Brick, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                  February 28th, 2025

Days on Market          64

Zoning                        Zone 12

Condo Fee                   \$535

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