

## **\$375,000 - 701 9923 103 Street, Edmonton**

MLS® #E4444573

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,394 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

SPECTACULAR RIVER VALLEY VIEW from this COMPLETELY RENOVATED 1394 sq.ft.

2 bedroom 2 bathroom condo in VALLEY TOWERS with high end finishes throughout.

This modern design features an open layout with a Chef's Dream kitchen open to the living area with white cabinetry, quartz counters, stainless steel appliances, eating island, engineered hardwood flooring. Electric linear fireplace in the living room, built-in cabinets & access to the south facing balcony. Quartz counters in the bathrooms. The 2nd bedroom is next to the main 3 piece bathroom with a large walk-in shower & the primary suite has east windows, walk-in closet & a 4 piece bathroom. The condo fees include all utilities, cable TV & amenities which include the fitness room, indoor pool, hot tub, sauna, steam room, social room, workshop, outdoor courtyard & visitor parking. TITLED UNDERGROUND PARKING & an extra storage locker. Conveniently located close to the LRT, Downtown, Ice District & river valley trails. Shows very well!

Built in 1977

### **Essential Information**

MLS® # E4444573

Price \$375,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,394                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 701 9923 103 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2J3             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Exercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Underground   |
| Has Pool       | Yes   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| # of Stories      | 24   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Composition  |
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Composition  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,103         |

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Listing information last updated on June 30th, 2025 at 12:33pm MDT