

## \$269,900 - 418 10403 98 Avenue, Edmonton

MLS® #E4433671

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Stunning South-Facing, Top Floor, Corner Unit, Condo Downtown, close to the RiverValley with Breathtaking Views. This beautifully updated 2-bedroom, 2-bathroom condo, offering a perfect blend of comfort, style, and convenience. Step inside to discover brand-new flooring that flows seamlessly throughout the open-concept living space. The unit is flooded with natural light thanks to its south-facing exposure, creating a warm and inviting atmosphere from morning to evening. Enjoy cooking in the well-appointed kitchen, convenient In-suite laundry, Titled Underground Parking, relax in the spacious living area with a gas fireplace, or step out onto the large private balcony to take in panoramic views that stretch for miles, perfect for morning coffee or evening sunsets. Building Includes a Gym, Courtyard and social Room.

Built in 2003

### Essential Information

MLS® #	E4433671
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001



Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	418 10403 98 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y5

### **Amenities**

Amenities	Ceiling 10 ft.
Parking	Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	119
Zoning	Zone 12
Condo Fee	\$479

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