

## **\$369,000 - 1001 9923 103 Street, Edmonton**

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MLS® #E4426491

**\$369,000**

2 Bedroom, 2.00 Bathroom, 1,378 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

STUNNING END-UNIT EXECUTIVE STYLE CONDO with HUGE LIVING SPACE. 2 BEDROOMS + 2 BATHROOMS in VALLEY TOWERS conveniently located close to the LRT, Downtown, the Ice District & the river valley trails with SPECTACULAR RIVER VALLEY VIEWS. OPEN FLOOR PLAN welcomes you with a well-appointed KITCHEN w/ beautiful GRANITE counter tops, UPGRADED APPLIANCES & plenty of cabinets. Dining area is open to the spacious living rm w/patio doors that lead to a PRIVATE ENCLOSED SOUTH FACING BALCONY overlooking the RIVER VALLEY, a great place to enjoy the incredible view. ENJOY the LARGE PRIMARY BDRM with a WALK IN CLOSET & 3 PCE ENSUITE, 2nd BDRM & 2nd FULL BATH & convenient IN-SUITE LAUNDRY with extra STORAGE. 1 underground parking stall & LARGE STORAGE LOCKER. The condo fees include ALL UTILITIES, CABLE TV & GREAT AMENITIES: an exercise room, indoor pool, hot tub, sauna, steam room, party room, outdoor courtyard with barbeques & secured visitor parking.



Built in 1977

### **Essential Information**

MLS® #

E4426491

Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,378
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1001 9923 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J3

### Amenities

Amenities	Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Security Door, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	24
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 20th, 2025
Days on Market	27
Zoning	Zone 12
Condo Fee	\$1,073

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Listing information last updated on April 16th, 2025 at 6:47pm MDT