

# \$223,000 - 402 10311 111 Street, Edmonton

MLS® #E4425879

**\$223,000**

2 Bedroom, 1.00 Bathroom, 867 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Top 10 Reasons to consider this fine suite in uptown Edmonton: 1. Well managed and cared for 18+ building with on-site caretaker. 2. Walk to shopping plazas, restaurants, medical, banks, Rogers Place and MacEwan University. 3. Grand "Hollywood Golden Era" style lobby with curved staircase. 4. Classic suite entry doors reminiscent of luxury hotels. 5. Freshly painted suite interior in soft neutral tones giving it that "new" feel. 6. Plush carpeting professionally cleaned for your peace of mind. 7. Cool dining area + bright white kitchen with plenty of counter space and a spot for a chest freezer. 8. Spacious primary bedroom with ample closet space and another bedroom which would make a great work from home office. 9. Lovely 4 piece bathroom with tub for soaking away the winter blues. 10. Grand living room with gas fireplace to warm your romantic heart and a "gimme shelter" balcony for Romeo and Juliet outdoor moments. Bonus guest room for visitors and a fitness gym for your healthy lifestyle! U/G Parking!

Built in 2003

## Essential Information

MLS® #	E4425879
Price	\$223,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	402 10311 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y8

### **Amenities**

Amenities Air Conditioner, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage Cage

Parking Spaces 1

Parking Underground

### **Interior**

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Fan Coil, Natural Gas

Fireplaces Direct Vent, Mantel, Tile Surround

# of Stories 5

Stories 1

Has Basement Yes

Basement See Remarks

### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Landscaped, Schools

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 14th, 2025
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Days on Market	28
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Zoning	Zone 12
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Condo Fee	\$569
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Listing information last updated on April 11th, 2025 at 2:02am MDT