

# \$209,999 - 304 9808 103 Street, Edmonton

MLS® #E4428949

## \$209,999

2 Bedroom, 2.00 Bathroom, 1,109 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Fully renovated, 1100 square feet, 2 bed, 2 bath, 2 balconies, and in-suite laundry! This stunning condo offers a perfect blend of modern finishes and thoughtful design. Step into a bright, open-concept living area with freshly painted walls, brand-new vinyl plank flooring, crisp baseboards, and large windows that flood the space with natural light. The kitchen is fully upgraded with stainless steel appliances, quartz countertops, beige soft-closing cabinets with gold accents, and a stylish tile backsplash. The spacious primary bedroom features a fully renovated 3-piece ensuite and a generous closet, while the second bedroom offers its own private balcony—ideal for morning coffee or evening relaxation. The building features top-notch amenities including a modern gym with new equipment, saunas, a large social room, an outdoor patio for grilling and entertaining, and a private workspace for added convenience.

Built in 1975

### Essential Information

MLS® #	E4428949
Price	\$209,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,109
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 9808 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G4

### Amenities

Amenities	Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Social Rooms, Storage-In-Suite
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Golf Nearby, Hillside, Picnic Area, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 3rd, 2025  
Days on Market                17  
Zoning                              Zone 12  
Condo Fee                        \$870

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 11:47am MDT