

Courtesy Of Ken Kunkel Of Park Realty

# \$224,900 - 109 11203 103a Avenue, Edmonton

MLS® #E4420025

**\$224,900**

2 Bedroom, 2.00 Bathroom, 824 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

VERY PET FRIENDLY! This unit comes with 2 PARKING stalls, both above ground, making it convenient for you and your guests! Experience downtown living in this stunning apartment just steps away from Grant MacEwan University. Situated in the heart of the city, this condo is surrounded by all the attractions and amenities that you need: shopping, pubs/bars, and more. Walk to Grant MacEwan University in 3-5 minutes, or go for a run and enjoy the scenic river valley. This home features 9' ceilings, SS appliances, under-mounted counter sinks, espresso cabinets, granite countertops, ceramic tiles, cork flooring, and in-suite laundry. Entertain guests on your outdoor patio that features a gas BBQ outlet. Relax in your spacious primary bedroom that can fit a king-sized bed and has a large closet and a 4pc ensuite. Guests or roommates will have plenty of space in the 2nd bedroom. Enjoy breathtaking views of the city from the beautifully renovated Roof Top Patio, perfect for sun tanning, yoga, and entertaining.

Built in 2007

## Essential Information

MLS® #	E4420025
Price	\$224,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	824
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 11203 103a Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2E4

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, Security Door, See Remarks, Rooftop Deck/Patio
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown, See Remarks

Roof Flat  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 1st, 2025  
Days on Market 71  
Zoning Zone 12  
Condo Fee \$743

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