

Courtesy Of Sara J Kalke Of RE/MAX Real Estate

## \$289,900 - 208 10303 111 Street, Edmonton

MLS® #E4440974

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**EXCEPTIONAL LIFESTYLE & IMMEDIATE POSSESSION!** Welcome to Alta Vista South, an 18+ concrete-and-steel building offering comfort, style, and unbeatable location. This 1,072 sqft, 2-bedroom, 2-bath condo is upgraded with granite countertops, stainless steel appliances, hardwood floors, 9' ceilings, and custom blinds. The spacious living and dining areas flow into a peninsula kitchen with plenty of prep space, perfect for relaxing or entertaining. Enjoy your private balcony with a natural gas hookup for year-round BBQs. The primary suite includes a walk-through closet and 3-piece ensuite, while the second bedroom/den features a queen-sized Murphy bed, ideal for a home office, guest room, or roommate. Extras include in-suite laundry with extra storage, central air conditioning, and a titled underground parking stall. Building amenities: guest suite, fitness room, social room, and visitor parking. Walk to groceries, dining, the River Valley, MacEwan University, LRT and Rogers Place. Some photos virtually staged

Built in 2008

### Essential Information

MLS® # E4440974

Price \$289,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,013                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 208 10303 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0C6              |

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Patio, Secured Parking, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                                         |
| Parking        | Heated, Parkade, Stall, Underground                                                                                                                       |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                                                                              |
| # of Stories      | 12                                                                                                                                                                  |
| Stories           | 1                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                                                   |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                            |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Concrete, Brick, Stucco                                            |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 12        |
| Condo Fee      | \$520          |

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Listing information last updated on June 17th, 2025 at 4:17am MDT