

## \$349,900 - 1002 9923 103 Street, Edmonton

MLS® #E4445041

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,315 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

STUNNING RIVER VALLEY VIEW from this RENOVATED 2 bedroom 2 bathroom condo in VALLEY TOWERS conveniently located steps to the river valley, the LRT, Downtown, the Ice District & quick access to the U of A. Beautiful kitchen with custom cabinetry with lots of pull-out drawers, granite countertops, designer skyline glass backsplash, black appliances, concrete wall between the kitchen & dining room. Spacious living room with access to the south facing balcony. The 2nd bedroom is across from the 4 piece bathroom. The primary suite has access to a south facing balcony to enjoy the great views. There is also a walk through closet with closet organizers & an upgraded bathroom with a walk-in shower. Also, there is a laundry/storage room. Titled underground parking #150 & an extra storage locker #24. The condo fees include all utilities, cable TV & the amenities: Fitness room, Indoor Pool, Hot Tub, Sauna, Steam Room, Social Room, an Outdoor Patio with BBQs & Visitor Parking.

Built in 1977

### Essential Information

MLS® # E4445041

Price \$349,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,315                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1002 9923 103 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2J3              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, See Remarks |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |
| Has Pool       | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-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, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Composition  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,073         |

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 July 3rd, 2025 at 9:48am MDT