

## \$333,800 - 408 10909 103 Avenue, Edmonton

MLS® #E4431208

**\$333,800**

2 Bedroom, 2.00 Bathroom, 911 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Light and bright CORNER unit (lovely Bay window) with gorgeous VIEW of PARK/WALKWAY! Many upgrades include flooring, newly textured ceiling (California Knockdown), built-in vanity/dresser in Primary Bdrm., brand new faucets, refinished kitchen countertops, custom dining room blinds, stainless steel appliances and washer/dryer. Primary bedrm incl. large walk in California closet and 4 pc. ensuite. Relax on your 96 sq. ft. wrap around balcony with gas BBQ hook up. Also included are TWO TITLED PARKING stalls (one heated U/G), and TITLED STORAGE unit. The Cosmopolitan is a CONCRETE building, providing a fitness center and ample visitor parking. Walking distance to shopping, Grant MacEwan, NorQuest College, LRT station, restaurants and nightlife! Super convenient location! Much loved home showing definite pride of ownership!

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431208  |
| Price      | \$333,800 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 911                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 408 10909 103 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2W7              |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Exercise Room, Guest Suite, Parking-Visitor, Secured Parking, Storage Cage |
| Parking Spaces | 2                                                                          |
| Parking        | Heated, Stall, Underground                                                 |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| # of Stories      | 19                                                                                          |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                               |
| Exterior Features | Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                          |
| Construction      | Concrete, Brick, Stucco                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025  
Days on Market                15  
Zoning                              Zone 12  
Condo Fee                        \$474

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