

## \$349,900 - 2207 10238 103 Street, Edmonton

MLS® #E4432390

**\$349,900**

2 Bedroom, 2.00 Bathroom, 818 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Urban living at its finest! This chic & stylish 2 bed, 2 bath CORNER UNIT up on the 22nd floor, with breathtaking South & West views. Natural light floods through FLOOR-TO-CEILING windows, creating a bright & inviting ambiance. The MODERN OPEN CONCEPT layout w/ sleek finishes like HARDWOOD FLOORS, Stainless Steel Appliances, and GRANITE COUNTERS. The primary bedroom, complete with a 3-PC ensuite & Walk-through closet. The second bedroom offers flexibility as a guest room or home office, catering to your lifestyle needs. Residents of The Ultima enjoy access to several deluxe amenities: Rejuvenate in the hot tub, stay in shape at the well-equipped gym, and take in stunning city panoramas from the MASSIVE rooftop patio, FULL INDOOR & OUTDOOR KITCHEN, perfect for entertaining large groups OR.. simply bask in the sun and hangout with friends & Family. Love the convenience of being steps away from trendy cafes, restaurants, shopping, and ICE DISTRICT - (Currently Renting for \$2,050 per month, willing to stay)

Built in 2016

### Essential Information

MLS® # E4432390

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 818                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2207 10238 103 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0G6               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Deck, Exercise Room, Parking-Visitor, Party Room, Patio, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Sprinkler System-Fire, Concierge Service, Rooftop Deck/Patio |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas  |
| # of Stories      | 31  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, See Remarks  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Ravine View, River Valley View, View City, View Downtown |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Brick, See Remarks  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 53               |
| Zoning         | Zone 12          |
| Condo Fee      | \$583            |

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Listing information last updated on June 16th, 2025 at 6:47pm MDT