

Courtesy Of Shane Gwilliam Of Sable Realty

## **\$325,000 - 1506 10238 103 Street, Edmonton**

MLS® #E4432830

**\$325,000**

2 Bedroom, 2.00 Bathroom, 683 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Enjoy expansive JAW DROPPING VIEWS from the 15th floor of this gorgeous 2 BED/2BATH condo in the heart of the Arena District; welcome to ULTIMA. Do not let the size fool you, this unit is open and spacious offering large living room space and dedicated dining room, both with floor to ceiling glass. Unit offers HARDWOOD FLOORING THROUGHOUT, 9 FOOT CEILINGS, CUSTOM CLOSETS, NEUTRAL DECOR, and large WEST FACING BALCONY to soak in all the sun. Kitchen is a galley style maximizing utility and features STAINLESS STEEL APPLIANCES, beautiful QUARTZ COUNTERTOPS, SUBWAY TILE backsplash, and EATING BAR perfect for entertaining or your morning coffee. Both bedrooms are a good size, primary offers 3 piece ENSUITE BATH and huge walk-in closet. Additional features include central AIR CONDITIONING, IN-SUITE LAUNDRY, and HEATED UNDERGROUND PARKING perfect for our cold winter's. Building amenities include gym, party room, and hot tub. Close to all amenities with DT at your doorstep. Live the urban life today.



Built in 2016

### **Essential Information**

MLS® #

E4432830

Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	683
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1506 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, Closet Organizers, Intercom, No Animal Home, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	32
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Back Lane, Flat Site, Golf Nearby, Public Transportation, Shopping Nearby, View City, View Downtown
Roof	EPDM Membrane
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	28
Zoning	Zone 12
Condo Fee	\$480

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