

## \$399,900 - 2303 10180 103 Street, Edmonton

MLS® #E4397916

**\$399,900**

2 Bedroom, 2.00 Bathroom, 725 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Location, Location! Encore Tower - Modern 2 Bedroom, 2 Full Bathroom Corner Suite with some of the best Downtown views the city has to offer! Enjoy true floor-to-ceiling windows, an efficient split-bedroom design and private sheltered balcony with plenty of morning sunshine. Appreciate durable finishes throughout - sleek quartz counters, plank-style floors bright and tidy tub-surrounds and neutral roller shades (w/ black-out shades in bedrooms). Modern design includes a stylish kitchen with full-size Whirlpool appliances (SS), a spacious island with seating, 9-foot ceilings and in-suite laundry (full-size). Life at Encore includes many conveniences - friendly concierge, an inviting party-room, 4th floor sundeck and a private fitness room. Did we mention steps from ICE District, numerous dining choices, and an al fresco market?... Do not miss this opportunity at the city's ultimate central location!

Built in 2020

### Essential Information

MLS® #	E4397916
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	725
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	2303 10180 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0L1

### Amenities

Amenities	Ceiling 9 ft., Deck, Exercise Room, Hot Tub, Party Room, Patio, Recreation Room/Centre, Concierge Service
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	45
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	EPDM Membrane

Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2024
Days on Market	326
Zoning	Zone 12
Condo Fee	\$602

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Listing information last updated on June 7th, 2025 at 10:47pm MDT