

Courtesy Of Kaitlyn A Gottlieb Of Real Broker

## \$275,000 - 402 11203 103a Avenue, Edmonton

MLS® #E4425604

**\$275,000**

2 Bedroom, 2.00 Bathroom, 771 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Discover your urban oasis in this stylish top floor, corner condo located in a prime Oliver location. This AirBnB-friendly condo offers a spacious entrance; an open concept layout that includes a chef's kitchen with granite counters, stainless steel appliances, large centre island, and ceiling height cabinetry; and an inviting living area with natural light, a gas fireplace and balcony doors that lead onto the NW facing balcony. The primary bedroom includes a large closet and a luxurious ensuite, while the second bedroom offers a large closet and direct access to a full bath. Enjoy a large balcony, two parking stalls (tandem), and the convenience of a dedicated laundry area. Pets require board approval. Situated across from Grant MacEwan University and just minutes from downtown, LRT, Ice District, and the River Valley, as well as shopping, restaurants and grocery. This condo is an incredible find in a sought-after location.

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425604  |
| Price      | \$275,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 771                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 402 11203 103a Avenue |
| Area        | Edmonton              |
| Subdivision | WÄ@hkwÄªntÄ´win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2E4               |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Intercom, Secured Parking, Security Door |
| Parking   | Double Indoor, Heated, Parkade, Stall, Tandem, Underground                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Roll Roofing     |
| Construction | Concrete, Stucco |
| Foundation   | Slab             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 12          |
| Condo Fee      | \$684            |

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Listing information last updated on April 11th, 2025 at 4:02pm MDT