

Courtesy Of Shane Gwilliam Of Sable Realty

## **\$310,000 - 1506 10238 103 Street, Edmonton**

MLS® #E4432830

**\$310,000**

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          | \$310,000              |
| 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 | 56               |
| Zoning         | Zone 12          |
| Condo Fee      | \$480            |

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Listing information last updated on June 20th, 2025 at 4:17am MDT