

## \$259,900 - 418 10403 98 Avenue, Edmonton

MLS® #E4456139

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,001 sqft  
Condo / Townhouse on 0.00 Acres

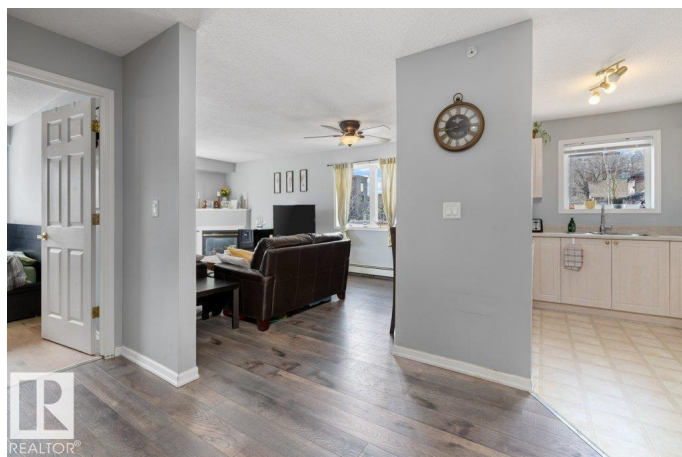
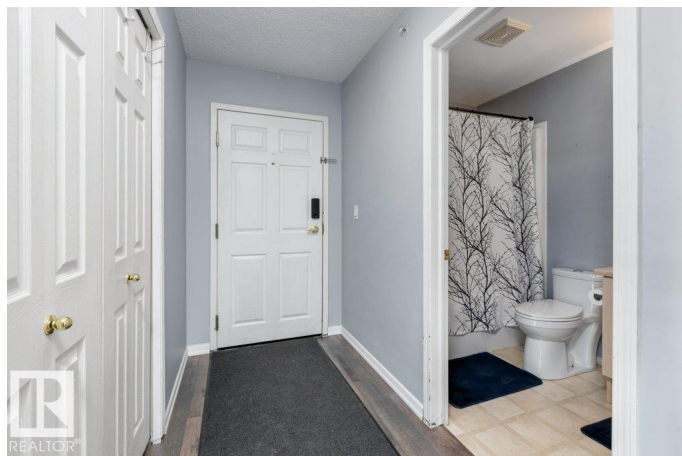
Downtown (Edmonton), Edmonton, AB

WOW! If you're looking for an incredible condo downtown, close to the river valley, Grant Macewan, transit, U of A, and so many amenities look no further! This condo is a stunning south-facing, top floor, corner unit, with breathtaking views. It is a beautifully updated 2-bedroom, 2-bathroom, offering a perfect blend of comfort, style, and convenience. Walk in to discover brand-new flooring that flows seamlessly throughout the open-concept living space. The unit is flooded with natural light thanks to its south-facing exposure, creating a warm and inviting atmosphere from morning to evening. Enjoy cooking in the well-appointed kitchen, relax in the spacious living room with a gas fireplace, or stepping out onto the large private balcony to take in panoramic views - perfect for morning coffee or evening sunsets. This unit also provides ease and comfort with its in-suite laundry and titled underground heated parking. The building includes a gym, courtyard and social room.

Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456139  |
| Price    | \$259,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 418 10403 98 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2Y5             |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Ceiling 10 ft.               |
| Parking   | Heated, Parkade, Underground |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                             |
| Exterior Features | Golf Nearby, Public Transportation, View City, View Downtown |
| Roof              | Asphalt Shingles                                             |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 34                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$479               |

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Listing information last updated on October 8th, 2025 at 9:48am MDT