

## \$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	WÃ©hkwÃ©ntÃ©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	36
Zoning	Zone 12
Condo Fee	\$684

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