

## \$175,000 - 202 10503 98 Avenue, Edmonton

MLS® #E4461481

**\$175,000**

2 Bedroom, 2.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this bright and trendy, 924 sq ft open-concept condo that perfectly blends comfort and location! Enjoy 2 spacious bedrooms, including a primary suite with a 4pc ensuite and walk-in closet - your own private retreat for rest and relaxation. The 3pc main bath and in-suite laundry adds convenience for guests or roommates. Wide open layout creates a spacious feel. Start your mornings on the east-facing balcony, soaking up the sunshine with your coffee and fresh air. Your vehicle stays cozy year-round in the heated, underground, titled parking stall, offering security and peace of mind. The unique open-corridor style building stands out with modern architecture and natural charm. Best of all, you're just steps from river valley trails, perfect for scenic walks or bike rides, and moments from downtown trendy shops and restaurants, making it easy to enjoy the best of urban living. A rare opportunity to experience lifestyle, location and incredible value in one beautiful package!

Built in 2005

### Essential Information

MLS® # E4461481

Price \$175,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 10503 98 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B2             |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                            |
| Parking        | Heated, Underground                                                                          |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| # of Stories      | 5                                                                                                                                       |
| Stories           | 1                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                       |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                  |
| Exterior Features | Back Lane, Golf Nearby, Hillside, Paved Lane, Public Transportation, View City, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 12           |
| Condo Fee      | \$513             |

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Listing information last updated on November 6th, 2025 at 6:32am MST