

## \$234,500 - 310 10311 111 Street, Edmonton

MLS® #E4438804

**\$234,500**

1 Bedroom, 1.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Impressive! This 1 bedroom + Den home will charm you with it's stunning Downtown Skyline views; located in the heart of Downtown yet nestled at tree level for a park-like vibe! This large modern unit features an open-concept layout, bright kitchen with lots of cupboards, counter space, and island with breakfast bar. New Stove/Fridge, W/D, LVP flooring, back splash and kitchen counters. Spacious living room with large windows opens to your huge East facing tree top balcony with gas hookup. Large bedroom with a double closet walks through to the 4 piece bath. The versatile den is perfect for an office or an additional bed. Large Laundry room offers coveted in-suite storage. Heated underground/secured parking, exercise room, guest suite, plenty of visitor & street parking complete this splendid home. Enjoy the convenience and proximity to restaurants, Rogers Place, shops, and public transit. Steps away from MacEwan University, major amenities, Unity Square, the Brewery District and the Ice District.

Built in 2003

### Essential Information

MLS® # E4438804

Price \$234,500

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	883
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	310 10311 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y8

### **Amenities**

Amenities	Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, Level Land, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	45
Zoning	Zone 12
Condo Fee	\$586

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