# \$375,000 - 701 9923 103 Street, Edmonton

MLS® #E4444573

#### \$375,000

2 Bedroom, 2.00 Bathroom, 1,394 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

SPECTACULAR RIVER VALLEY VIEW from this COMPLETELY RENOVATED 1394 sq.ft. 2 bedroom 2 bathroom condo in VALLEY TOWERS with high end finishes throughout. This modern design features an open layout with a Chef's Dream kitchen open to the living area with white cabinetry, guartz counters, stainless steel appliances, eating island, engineered hardwood flooring. Electric linear fireplace in the living room, built-in cabinets & access to the south facing balcony. Quartz counters in the bathrooms. The 2nd bedroom is next to the main 3 piece bathroom with a large walk-in shower & the primary suite has east windows, walk-in closet & a 4 piece bathroom. The condo fees include all utilities, cable TV & amenities which include the fitness room, indoor pool, hot tub, sauna, steam room, social room, workshop, outdoor courtyard & visitor parking. TITLED **UNDERGROUND PARKING & an extra** storage locker. Conveniently located close to the LRT, Downtown, Ice District & river valley trails. Shows very well!







Built in 1977

#### **Essential Information**

MLS® #	E4444573
Price	\$375,000

Bathrooms2.00Full Baths2Square Footage1.394Acres0.00Year Built1977TypeCondo / TownhouseSub-TypeApartment High RiseStyleSingle Level ApartmentStatusAcriveCommunity Information (Edmonton)CityEdmontonSubdriveDowntown (Edmonton)CityEdmontonStatusABPostal CodeT5K 2J3AmenitiesExcrise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swiripool; Steam, Secured Parking, Security Door, Social Rooms, Sutarga-In-Suite, Workshop, Storage CageParkingUndergroundHas PoolYesInterior FeaturesDisitwasher-Built-In, Oryer, Hood Fan, Oven-Microwave, Refrigerator, Storage-In-Suite, Workshop, Storage CageHeatingHot Water, Natural GasFireplacesStone Facing HeatingFireplacesStone Facing HeatingHeatingHot Water, Natural GasFireplaces24Stories1Has BasementYesHas BasementYesHeatingNone, No Basement	Bedrooms	2
Square Footage1,394Acres0.00Year Built1977TypeCondo / TownhouseSub-TypeApartment High RiseStyleSingle Level ApartmentStatusAcresCommunity InferenceAddress701 9923 103 StreetAreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Saura; Storage-In-Suite, Workshop, Storage CageParking Spaces1Parking Spaces1Parking Spaces1Interior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stova-Electric, WasherHeatingHot Water, Natural GasFireplace24Stories1Has BasementYes	Bathrooms	2.00
Acres0.00Year Built1977TypeCondo / TownhouseSub-TypeApartment High RiseStyleSingle Level ApartmentStatusActiveCommunity InferenceAddress701 9923 103 StreetAreaEdmontonSubolivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeTSK 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Storage-In-Suite, Workshop, Storage CageParking Spaces1ParkingUndergroundHas PoolYesInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Store=Electric, WasherHeatingHot Water, Natural GasFireplaceStone Facing# of Stories24Stories1Has BasementYes	Full Baths	2
Year Built1977TypeCondo / TownhouseSub-TypeApartment High RiseStyleSingle Level ApartmentStatusActiveCommunity InferenceAddress701 9923 103 StreetAreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K J3AmenitiesSwirlpool; Stean, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1Parking Featuresensuite bathroomAppliancesInside bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage-Etertic, WasherHeatingHot Water, Natural GasFireplaceStone Facing# of Stories24Stories1# of Stories1# of Stories24# of Stories1# of Stories1 <td>Square Footage</td> <td>1,394</td>	Square Footage	1,394
TypeCondo / TownhouseSub-TypeApartment High RiseStyleSingle Level ApartmentStatusActiveCommunity Intervententententententententententententente	Acres	0.00
Sub-TypeApartment High RiseStyleSingle Level ApartmentStatusActiveCommunity InvestionAddress701 9923 103 StreetAreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking1ParkingIndergroundHas PoolYesInterior Featuresensuite bathroomAppliancesIshwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stora-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories1Has BasementYes	Year Built	1977
StyleSingle Level ApartmentStatusActiveCommunity InformationActiveAddress701 9923 103 StreetAreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Storage-In-Suite, Workshop, Storage CageParking Spaces1ParkingUndergroundHas PoolYesInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storae-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes	Туре	Condo / Townhouse
StatusActiveCommunity InterviewAddress701 9923 103 StreetAreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesParking Spaces1Parking Spaces1ParkingUndergroundHas PoolYesInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stora-Electric, WasherFireplacesYesFireplacesStone FacingFireplacesStone FacingFireplacesStone FacingFireplacesStone FacingFireplacesStone FacingFireplacesStone Facing# of Stories24Stories1Has BasementYes	Sub-Type	Apartment High Rise
Community InformationAddress701 9923 103 StreetAreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesParking Spaces1Parking Spaces1Interior Featuresensuite bathroomApplancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage-Ine-Suite, Washer-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage-Ine-Suite, Storage-In	Style	Single Level Apartment
Address701 9923 103 StreetAreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1ParkingUndergroundHas PoolYesInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherFireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes	Status	Active
AreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Suripool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1Parking Spaces1ParkingUndergroundHas PoolYesInteriorensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherFireplaceYesFireplacesStone FacingApoliancesStone FacingFireplacesStone FacingFireplacesStone FacingFireplacesStone FacingFireplaces1Stories1Has BasementYes	Community Infor	mation
SubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1Parking SpoolUndergroundHas PoolYesInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing#of Stories24Stories1Has BasementYes	Address	701 9923 103 Street
CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1Parking Spaces1ParkingUndergroundHas PoolYesInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories1Has BasementYes	Area	Edmonton
YerALBERTAProvinceABPostal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1Parking Spaces1Parking PoolYesInteriorInterior FeaturesAppliancesensuite bathroom Store-Electric, WasherHeatingHot Water, Natural GasFireplacesStone Facing# of Stories24Stories1Has BasementYes	Subdivision	Downtown (Edmonton)
ProvinceABPostal CodeT5K 2J3AmenitiesT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1ParkingUndergroundHas PoolYesInteriorensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplacesStone Facing# of Stories24Stories1Has BasementYes	City	Edmonton
Postal CodeT5K 2J3AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1Parking WindergroundUndergroundHas PoolYesInteriorInteriorInterior Features Appliancesensuite bathroom Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesInteriors24Kineplaces1Ørds Stories1Mas BasementYes	County	ALBERTA
AmenitiesAmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1ParkingUndergroundHas PoolYesInteriorensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceStone Facing# of Stories24Stories1Has BasementYes	Province	AB
AmenitiesExercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1ParkingUndergroundHas PoolYesInteriorensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplacesStone Facing# of Stories24Stories1Has BasementYes	Postal Code	T5K 2J3
Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage CageParking Spaces1ParkingUndergroundHas PoolYesInteriorInteriorInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes		
ParkingUndergroundHas PoolYesInteriorensuite bathroomInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes	Amenities	
Has PoolYesInteriorensuite bathroomInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes		Swirlpool; Steam, Secured Parking, Security Door, Social Rooms,
InteriorInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes	Amenities	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage
Interior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing4 of Stories24Stories1Has BasementYes	Amenities Parking Spaces	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1
AppliancesDishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes	Amenities Parking Spaces Parking	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground
Stove-Electric, WasherHeatingHot Water, Natural GasFireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes	Amenities Parking Spaces Parking Has Pool	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground
FireplaceYesFireplacesStone Facing# of Stories24Stories1Has BasementYes	Amenities Parking Spaces Parking Has Pool Interior	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground Yes
FireplacesStone Facing# of Stories24Stories1Has BasementYes	Amenities Parking Spaces Parking Has Pool Interior Interior Features	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground Yes ensuite bathroom Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,
# of Stories24Stories1Has BasementYes	Amenities Parking Spaces Parking Has Pool <b>Interior</b> Interior Features Appliances	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground Yes ensuite bathroom Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Stories1Has BasementYes	Amenities Parking Spaces Parking Has Pool Interior Interior Features Appliances	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground Yes ensuite bathroom Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer Hot Water, Natural Gas
Has Basement Yes	Amenities Parking Spaces Parking Has Pool <b>Interior</b> Interior Features Appliances Heating Fireplace	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground Yes ensuite bathroom Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer Hot Water, Natural Gas Yes
	Amenities Parking Spaces Parking Has Pool <b>Interior</b> Interior Features Appliances Heating Fireplace Fireplaces	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground Yes ensuite bathroom Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer Hot Water, Natural Gas Yes Stone Facing
Basement None, No Basement	Amenities Parking Spaces Parking Has Pool <b>Interior</b> Interior Features Appliances Heating Fireplace Fireplaces # of Stories	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground Yes ensuite bathroom Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer Hot Water, Natural Gas Yes Stone Facing 24
	Amenities Parking Spaces Parking Has Pool <b>Interior</b> Interior Features Appliances Heating Fireplace Fireplaces # of Stories Stories	Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage 1 Underground Yes ensuite bathroom Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer Hot Water, Natural Gas Yes Stone Facing 24 1

## Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	June 26th, 2025
Days on Market	5
Zoning	Zone 12
Condo Fee	\$1,103

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 6:17pm MDT