

## **\$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, quartz 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



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,394
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	701 9923 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J3

### Amenities

Amenities	Exercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage
Parking Spaces	1
Parking	Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
# of Stories	24
Stories	1
Has Basement	Yes
Basement	None, No Basement

**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