

\$174,702 - 1204 9808 103 Street, Edmonton

MLS® #E4436434

\$174,702

2 Bedroom, 2.00 Bathroom, 1,083 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

2 UNDERGROUND HEATED PARKING STALLS....Own A Piece of The Horizon!

Located on the 12th floor, where you'll find 2 bedrooms, 2 bathrooms, and 1000 sqft of smart, functional living space. Complete with in suite laundry, new floors, fresh updates, and a private balcony with an amazing view of the Muttart Conservatory. Enjoy the comfort of two heated underground parking stalls (yes, one for you and your Bestie!), a renovated social lounge, and a full fitness centre for your convenience. Worried about bills? Donâ€™t be â€“ all utilities are included in your condo fees for easy budgeting! Located just 10 minutes from the University of Alberta and steps to Rogers Place & the Ice District â€“ whether youâ€™re catching a game or heading to class, the location is on point. This home is ideal for first-time buyers, students, professionals, or anyone ready for a fresh start. Clean, move-in ready, and available for quick possession. ~WELCOME HOME~

Built in 1975

Essential Information

MLS® #	E4436434
Price	\$174,702
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1204 9808 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G4

Amenities

Amenities	Exercise Room, Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite, See Remarks
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 12th, 2025
Days on Market	11
Zoning	Zone 12
Condo Fee	\$941

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