

# \$299,000 - 1605 10909 103 Avenue, Edmonton

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MLS® #E4429192

**\$299,000**

2 Bedroom, 2.00 Bathroom, 907 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to a one of a kind offering in The Cosmopolitan! Located in the heart of Edmonton and along the edge of the trendy neighbouring community of Oliver, this 16th floor unit is expansively upgraded. Highlights include floor to ceiling renovations, modern vinyl planking, granite countertops throughout, updated stainless steel appliances & an open concept entertainment space, centered around large bay windows in the dining room. With skyline views from every room, this unit has 2 sizeable bedrooms located on either side of the condo, a main 3pc bathroom and 4pc ensuite. Perched above Railtown Park, sliding glass doors open up to your sprawling outdoor living space, spanning the entire west side offering panoramic sunset views from your private patio. Included is titled parking, a large in-suite storage room & inclusive condo fees. Immerse yourself in the Downtown lifestyle - river valley trails, local cuisine, public transit and a short walk to Edmonton's Ice District, Brewery District & vibrant 124 ST!



Built in 2004

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429192  |
| Price    | \$299,000 |
| Bedrooms | 2         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 907                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1605 10909 103 Avenue |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2W7               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 17   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 12         |
| Condo Fee      | \$445           |

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Listing information last updated on April 5th, 2025 at 8:47am MDT