

## \$269,000 - 802 10303 111 Street, Edmonton

MLS® #E4458434

**\$269,000**

2 Bedroom, 1.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This inviting 2-bedroom condo in the desirable Alta Vista South building combines modern design with a spacious feel. From the moment you step inside, the 9' ceilings and floor-to-ceiling windows fill the home with natural light and create an impressive sense of openness. The kitchen is equipped with granite countertops, stainless steel appliances, and ample cabinetry, seamlessly connecting to the living and dining area with access to your private balcony. The primary bedroom also offers direct balcony access, while the second bedroom provides excellent flexibility as a guest room or home office. For added convenience, the unit includes in-suite laundry and titled underground parking. Residents enjoy premium building amenities including a fitness centre, social room, and guest suite, all within a secure, well-managed concrete building. With MacEwan University, Rogers Place, shopping, dining, and the River Valley trails just steps away, this home offers the perfect downtown lifestyle.

Built in 2008

### Essential Information

MLS® # E4458434

Price \$269,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 810                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 802 10303 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0C6              |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                                                           |
| Parking        | Underground                                                                                                                 |

### Interior

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer |
| Heating      | Heat Pump, Natural Gas                                                 |
| # of Stories | 12                                                                     |
| Stories      | 1                                                                      |
| Has Basement | Yes                                                                    |
| Basement     | None, No Basement                                                      |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                           |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                      |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 12              |
| Condo Fee      | \$469                |

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 October 25th, 2025 at 6:32am MDT