

Courtesy Of Sarah J Leib Of RE/MAX River City

## \$169,800 - 304 10503 98 Avenue, Edmonton

MLS® #E4434758

**\$169,800**

1 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**TERRIFIC TERRACE COURT!** This condo is bright & sunny with large windows that flood the space with natural light. Enjoy city views from the large balcony with GAS BBQ LINE. Kitchen features GRANITE COUNTERS & STAINLESS STEEL appliances. Property has been FRESHLY PAINTED & includes new AIR CONDITIONING & Furnace (2024). BONUS: 9' CEILINGS, Open Concept Layout, UNDERGROUND PARKING, Storage Room & IN-SUITE LAUNDRY. Open pedway design allows for private entrance along with quiet and scent-free hallways. Easy access by foot, bike or bus to the Parliament Buildings, Downtown, MacEwan University, U of A, top restaurants, shopping, and scenic river valley trails. PET FRIENDLY BUILDING in an unbeatable location – perfect for students, professionals, or investors!

Built in 2005

### Essential Information

MLS® #	E4434758
Price	\$169,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	732
Acres	0.00



Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 10503 98 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0B2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	7
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau/St Catherine
Middle	Allandale/St Catherine

High McKernan/St Joseph

**Additional Information**

Date Listed May 6th, 2025  
Days on Market 31  
Zoning Zone 12  
Condo Fee \$410

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Listing information last updated on June 6th, 2025 at 8:17pm MDT