

# \$164,702 - 1204 9808 103 Street, Edmonton

MLS® #E4436434

**\$164,702**

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	\$164,702
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	35
Zoning	Zone 12
Condo Fee	\$941

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