

## \$239,900 - 2008 10303 105 Street, Edmonton

MLS® #E4447642

**\$239,900**

2 Bedroom, 1.00 Bathroom, 772 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Top-Floor Condo close to ICE District – 2 Mins to Rogers Place & Future Warehouse Park! This 20th-floor corner unit offers unobstructed east-facing views, front-row seats to Canada Day and New Year’s Eve fireworks from your private balcony, exceptional natural light including a kitchen window (rare in condos of the building!). The building is professionally managed with a strong reserve fund, new hallway carpeting, visitor parking, bike storage, a fitness facility, and a premium underground parking stall in a prime spot. Located just off 103 Avenue and 105 Street, this condo puts you: 2 minutes from Rogers Place and unique restaurants and pubs including JW Marriott Hotel. Steps from the upcoming Warehouse Park – a vibrant new green space under development. Within walking distance to grocery stores, banks, and LRT stations (MacEwan and Bay/Enterprise). This condo is ideal for professionals, students, or investors looking for location, lifestyle, and long-term value.

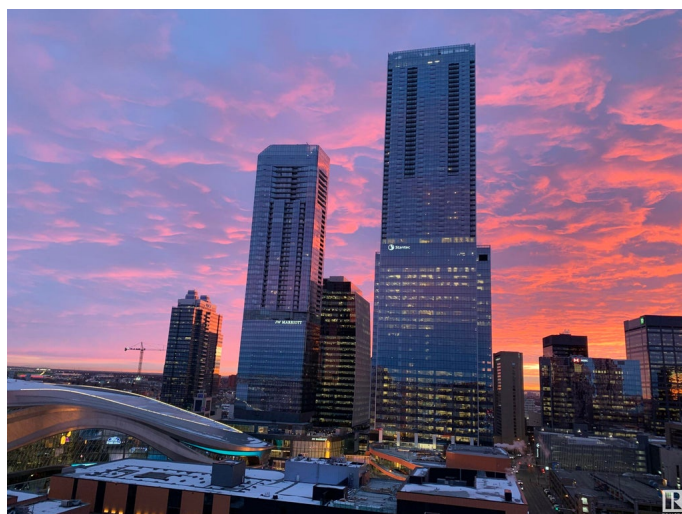
Built in 2002

### Essential Information

MLS® # E4447642

Price \$239,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 772                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2008 10303 105 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 5G3               |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking   | Underground                                                                                                                       |

### Interior

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Dryer, Furniture Included, Garage Opener, Intercom, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                                                                                                               |
| # of Stories | 1                                                                                                                                                    |
| Stories      | 1                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                  |
| Basement     | None, No Basement                                                                                                                                    |

### Exterior

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

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 114             |
| Zoning         | Zone 12         |
| Condo Fee      | \$542           |

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Listing information last updated on November 5th, 2025 at 4:02am MST