

Courtesy Of Scott J Macmillan Of RE/MAX Elite

## \$159,702 - 1204 9808 103 Street, Edmonton

MLS® #E4436434

**\$159,702**

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     | \$159,702 |
| 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 | 86             |
| Zoning         | Zone 12        |
| Condo Fee      | \$941          |

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Listing information last updated on August 6th, 2025 at 9:17pm MDT