

## \$525,000 - 202 9923 103 Street, Edmonton

MLS® #E4437174

**\$525,000**

3 Bedroom, 2.00 Bathroom, 2,244 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

ONE-OF-A-KIND 2,244 sq.ft. 3 bedroom, 2 bathroom condo in VALLEY TOWERS with BREATHTAKING RIVER VALLEY VIEWS from every room. Features include THREE BALCONIES, central A/C, and FOUR PARKING STALLS (2 titled tandem underground). Elegant living and dining areas are perfect for entertaining with access to an enclosed sunroom. The chef's kitchen boasts granite counters, custom cabinets, a walk-in pantry, and a breakfast bar. Spacious primary suite with 2 walk-in closets, private south balcony, an ensuite with double vanity, soaker tub, and separate shower. Two additional large bedrooms (one with private balcony), full bath, in-suite laundry, and storage rooms. Extra storage locker on P3. The condo fees cover all utilities, cable, and access to top-tier amenities: pool, hot tub, sauna, steam room, fitness center, workshop, social rooms, outdoor BBQs private courtyard, and visitor parking. Steps to the LRT, Downtown, Ice District, and the river valley trails. An exceptional home in a vibrant community!



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Built in 1977

### Essential Information

MLS® #	E4437174
Price	\$525,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,244
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 9923 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J3

### Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Intercom, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Workshop
Parking Spaces	4
Parking	Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	24
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Composition

Exterior Features      Golf Nearby, Public Transportation, River Valley View, Shopping Nearby, View City

Roof                          Tar & Gravel

Construction              Concrete, Composition

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 17th, 2025

Days on Market        20

Zoning                      Zone 12

Condo Fee                \$1,813

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