

## \$329,999 - 1403 10238 103 Street, Edmonton

MLS® #E4425411

**\$329,999**

2 Bedroom, 2.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience luxury living in the heart of Edmonton's ICE District. This upgraded corner unit in Ultima Condos offers breathtaking views of Rogers Place and downtown from both the suite and balcony. Located just steps from top restaurants, shopping, Grant MacEwan, and the LRT, convenience is unmatched. The secure, high-end building features 24/7 security, fob-controlled elevators, and a concierge desk. Inside, this stylish 2-bed, 2-bath unit has been refreshed with new paint, upgraded carpet, and modernized closets. The living room is flooded with natural light through floor-to-ceiling windows, while the sleek kitchen boasts granite countertops, ample cabinetry, and stainless steel appliances. Additional perks include in-suite laundry, a titled underground parking stall, and access to premium 10th-floor amenities, including a gym, outdoor hot tub, patio, and social room. With low condo fees and a prime location, this home is perfect for professionals, students, and investors.

Built in 2016

### Essential Information

MLS® # E4425411

Price \$329,999



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	732
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1403 10238 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0G6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, Hot Tub, Intercom, Party Room, Recreation Room/Centre, Secured Parking, See Remarks, Concierge Service, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	31
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Metal
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Exterior Features	Golf Nearby, Public Swimming Pool, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	EPDM Membrane
Construction	Concrete, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	37
Zoning	Zone 12
Condo Fee	\$526

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