

**\$350,000**

Downtown (Edmonton), Edmonton, AB

\*Corner Unit\* Air conditioning\* Concrete Building\* Live in style in this seventeenth floor 2 bed, 2 bath quiet unit with stunning downtown views from every room. Featuring floor-to-ceiling windows with automated blinds, upgraded engineered hardwood floors throughout (no carpet), stainless steel appliances, in-suite laundry, private balcony, titled heated underground parking, and titled storage unit. Located in The Ultima, enjoy the security and convenience of a concierge, 3 elevators, plus access to incredible 10th-floor amenities: indoor/outdoor fireplace lounge, hot tub, gym, kitchen, and expansive patio with multiple seating areasâ€”perfect for entertaining. Just steps from Rogers Place, some of Edmonton's best restaurants, groceries, boutiques, MacEwan, Jasper Ave, 104th St Farmerâ€™s Market, and the river valley. Downtown living at its finestâ€”welcome to your ultimate lifestyle!

Built in 2016

## Essential Information

MLS® #	E4431227
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



1701-10238 103 St NW, Edmonton, AB

Main Floor Interior Area 76.57 m<sup>2</sup>

Age Group	No (%)	Yes (%)	Don't know (%)	Refuse to answer (%)
0	~75	~15	~5	~5
1	~70	~20	~5	~5
2	~75	~25	~5	~5

PREPARED: 2025/04/16

White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Square Footage	824
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1701 10238 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0G6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Personnel, Social Rooms, Concierge Service, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two
Heating	Heat Pump, Natural Gas
# of Stories	32
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown

Roof	EPDM Membrane
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	14
Zoning	Zone 12
Condo Fee	\$595

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Listing information last updated on April 30th, 2025 at 9:17pm MDT