

## \$299,000 - 302 10238 103 Street, Edmonton

MLS® #E4443544

**\$299,000**

2 Bedroom, 1.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

In the HEART OF THE CITY - Enjoy amazing building amenities like a ROOFTOP HOT TUB with SKYLINE VIEW, stunning SOCIAL ROOM, AIR CONDITIONING, FITNESS CENTRE, and CONCIERGE - Welcome to the highly sought-after ULTIMA building in Edmonton's vibrant ICE DISTRICT! This BRIGHT & MODERN unit features 9' CEILINGS and FLOOR-TO-CEILING WINDOWS that flood the space with NATURAL LIGHT. The open layout includes a sleek kitchen with STAINLESS STEEL APPLIANCES, RICH CABINETRY, and an ISLAND with BAR-SEATING that flows into the SPACIOUS LIVING AREA. BOTH BEDROOMS are GENEROUSLY SIZED, there's a full 4PC BATH, plus convenient IN-SUITE LAUNDRY, and TITLED PARKING. Near ROGERS PLACE, LRT, MacEwan University, City Centre, dining, shopping, and more. The is THE DOWNTOWN LIVING VIBE!

Built in 2016

### Essential Information

MLS® #	E4443544
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	836
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 10238 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0G6

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, Party Room, Secured Parking, Security Door, Social Rooms, See Remarks
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	33
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Metal
Exterior Features	Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks
Roof	EPDM Membrane
Construction	Concrete, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 20th, 2025
Days on Market	26
Zoning	Zone 12
Condo Fee	\$582

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