

# **\$335,000 - 1402 9923 103 Street, Edmonton**

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MLS® #E4423283

**\$335,000**

2 Bedroom, 2.00 Bathroom, 1,339 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Prepare to be delighted by this bright and spacious 1,339 sqft. 2bd/2ba condo on the 14th floor of the sought-after Valley Towers. Flooded with natural light, this unit features an open-concept layout, elegant engineered hardwood flooring, generously sized bedrooms, a luxurious updated ensuite and two enclosed balconies offering breathtaking city and river valley views! Living at Valley Towers means enjoying exceptional amenities, including a magnificent pool, hot tub, steam room, sauna, fitness center, huge social room, hobby room, expansive terrace, community garden, storage, heated parkade and ample secured visitor parking. Condo fees in this quiet, safe and well-run concrete building cover these amenities plus all utilities (heat, water, electricity, cable) for hassle-free living. All of this in an amazing location—walking distance to City Centre, the Ice District, public transit and the best restaurants, cafes and festivals that Edmonton has to offer. This is more than just a condo—it's a lifestyle!



Built in 1977

## **Essential Information**

MLS® #	E4423283
Price	\$335,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,339
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1402 9923 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J3

### Amenities

Amenities	Deck, Exercise Room, Hot Tub, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Workshop, See Remarks, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	24
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Hillside, Low Maintenance Landscape, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, View City, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau/ St.Catherine
Middle	Allendale/St.Catherine
High	Victoria Composite/St.Joe

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	61
Zoning	Zone 12
Condo Fee	\$1,009

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