

\$164,702 - 1204 9808 103 Street, Edmonton

MLS® #E4436434

\$164,702

2 Bedroom, 2.00 Bathroom, 1,083 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

2 UNDERGROUND HEATED PARKING STALLS....Own A Piece of The Horizon!

Located on the 12th floor, where you'll find 2 bedrooms, 2 bathrooms, and 1000 sqft of smart, functional living space. Complete with in suite laundry, new floors, fresh updates, and a private balcony with an amazing view of the Muttart Conservatory. Enjoy the comfort of two heated underground parking stalls (yes, one for you and your Bestie!), a renovated social lounge, and a full fitness centre for your convenience. Worried about bills? Donâ€™t be â€“ all utilities are included in your condo fees for easy budgeting! Located just 10 minutes from the University of Alberta and steps to Rogers Place & the Ice District â€“ whether youâ€™re catching a game or heading to class, the location is on point. This home is ideal for first-time buyers, students, professionals, or anyone ready for a fresh start. Clean, move-in ready, and available for quick possession. ~WELCOME HOME~

Built in 1975

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4436434 |
| Price | \$164,702 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,083 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 1204 9808 103 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2G4 |

Amenities

| | |
|-----------|--|
| Amenities | Exercise Room, Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite, See Remarks |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Stove-Electric, Washer |
| Heating | Hot Water, Natural Gas |
| # of Stories | 17 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Brick, Stucco |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Tar & Gravel |
| Construction | Concrete, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 12 |
| Condo Fee | \$941 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 2:17am MDT