

## \$319,800 - 302 10319 111 Street, Edmonton

MLS® #E4440219

**\$319,800**

2 Bedroom, 2.00 Bathroom, 1,092 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Considering a downtown condo with large balcony, 2 big bedrooms, Corner unit with a lots of light and windows and great views. Well here it is. Unit has a large kitchen with all modern S/S appliances, gas fireplace, all window coverings, hardwood flooring, 2 bathrooms, close to all amenities , transportation, underground parking . Condo fees include heat. Being close to all downtown festivities are all within walking distance and no need for a car. Don't wait for this golden opportunity to disappear.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440219               |
| Price          | \$319,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 302 10319 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0A2              |

### **Amenities**

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Underground                            |

### **Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Direct Vent, Glass Door, Insert                                                                                       |
| # of Stories      | 12                                                                                                                    |
| Stories           | 1                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Concrete, Stone       |
| Exterior Features | Flat Site, Landscaped |
| Roof              | Tar & Gravel          |
| Construction      | Concrete, Stone       |
| Foundation        | Concrete Perimeter    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 12        |
| Condo Fee      | \$673          |

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Listing information last updated on June 17th, 2025 at 2:32am MDT