

## \$329,999 - 1403 10238 103 Street, Edmonton

MLS® #E4425411

**\$329,999**

2 Bedroom, 2.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

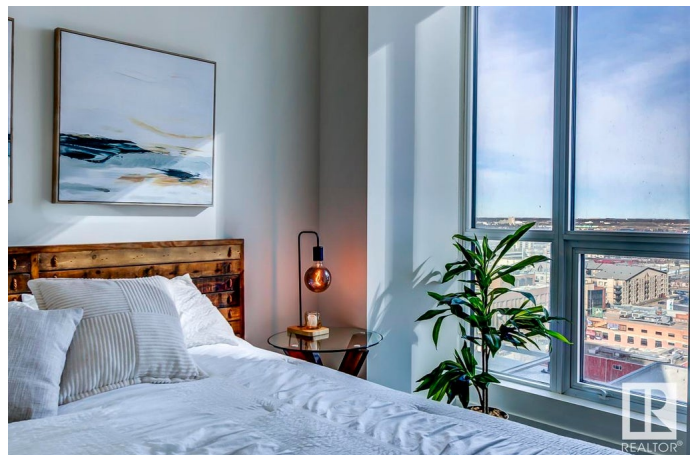
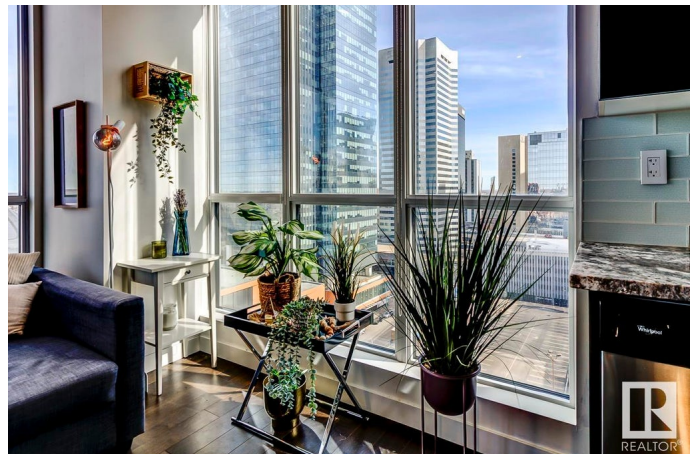
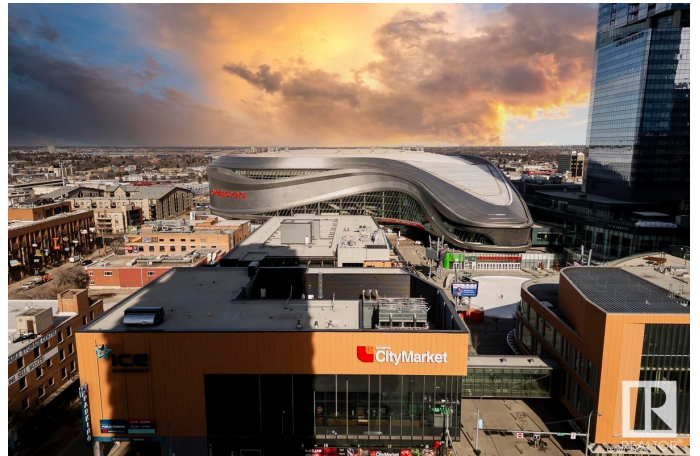
Experience luxury living in the heart of Edmonton's ICE District. This upgraded corner unit in Ultima Condos offers breathtaking views of Rogers Place and downtown from both the suite and balcony. Located just steps from top restaurants, shopping, Grant MacEwan, and the LRT, convenience is unmatched. The secure, high-end building features 24/7 security, fob-controlled elevators, and a concierge desk. Inside, this stylish 2-bed, 2-bath unit has been refreshed with new paint, upgraded carpet, and modernized closets. The living room is flooded with natural light through floor-to-ceiling windows, while the sleek kitchen boasts granite countertops, ample cabinetry, and stainless steel appliances. Additional perks include in-suite laundry, a titled underground parking stall, and access to premium 10th-floor amenities, including a gym, outdoor hot tub, patio, and social room. With low condo fees and a prime location, this home is perfect for professionals, students, and investors.

Built in 2016

### Essential Information

MLS® # E4425411

Price \$329,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 732                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1403 10238 103 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0G6               |

### Amenities

|                |                                                                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exercise Room, Hot Tub, Intercom, Party Room, Recreation Room/Centre, Secured Parking, See Remarks, Concierge Service, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                                                 |
| Parking        | Underground                                                                                                                                                                                       |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                 |
| # of Stories      | 31                                                                                                     |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Metal |
|----------|-----------------|

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Public Swimming Pool, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane                                                                                      |
| Construction      | Concrete, Metal                                                                                    |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 51               |
| Zoning         | Zone 12          |
| Condo Fee      | \$526            |

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Listing information last updated on May 3rd, 2025 at 9:17pm MDT