

Courtesy Of Samuel Ireland Of RE/MAX River City

# \$378,308 - 607 10238 103 Street, Edmonton

MLS® #E4417686

## \$378,308

2 Bedroom, 2.00 Bathroom, 1,001 sqft  
Condo / Townhouse on 0.00 Acres

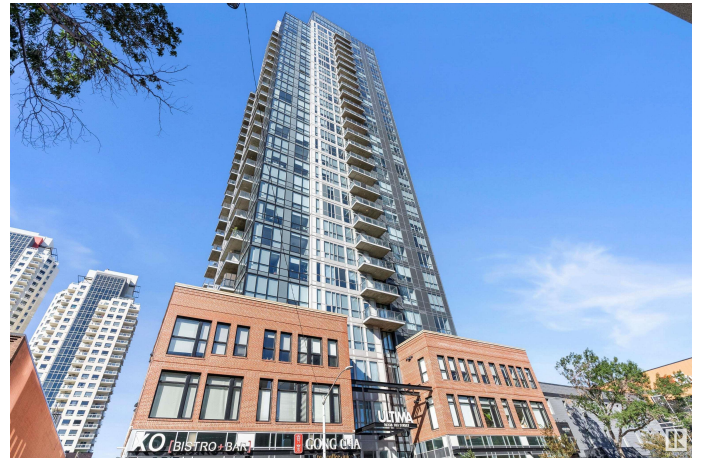
Downtown (Edmonton), Edmonton, AB

Live in the heart of Edmonton's vibrant Ice District and enjoy fantastic urban sunsets in this modern West Facing 2-bed, 2-bath corner unit at Ultima! Soak in the trendy downtown vibe with endless pubs, restaurants, and cafes just steps away on the 103rd Street strip. This west-facing unit floods with natural light, 9 ft ceilings and full walls of windows, an open-concept kitchen with quartz countertops, sleek modern cabinetry, and stainless steel appliances. The master suite features a walk-through closet and 3-piece ensuite, while the second bedroom has easy access to a full 4-piece bath. Enjoy features like 9' ceilings, engineered hardwood, and in-suite laundry. Ultima offers top-tier amenities including a fitness center, rooftop patio, and BBQ area. Underground parking with storage is included. Walking distance to Rogers Place, LRT, shopping, and more! Perfect for downtown living or an investment property! When the Oilers win the Cup this year, it'll be a great time to live and play in Downtown Yeg...

Built in 2016

## Essential Information

MLS® #	E4417686
Price	\$378,308
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	607 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, Parking-Visitor, Secured Parking, Security Door, Security Personnel, Social Rooms, See Remarks, Storage Cage
Parking Spaces	1
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	33
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Metal
Exterior Features	Back Lane, Playground Nearby, Recreation Use, Schools, Shopping

Nearby, View City, View Downtown, See Remarks

Roof	EPDM Membrane
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 10th, 2025
Days on Market	85
Zoning	Zone 12
Condo Fee	\$686

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 April 5th, 2025 at 9:02pm MDT