# \$375,000 - 1402 10410 102 Avenue, Edmonton

MLS® #E4428283

#### \$375,000

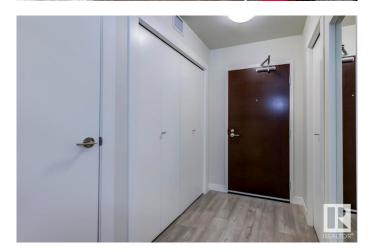
2 Bedroom, 2.00 Bathroom, 956 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This stunning southeast-facing corner unit in the heart of downtown offers 2 bedrooms, a den, and 2 full bathrooms, perfectly situated on the vibrant 104 Street corridor, home to seasonal farmers markets, year-round festivals, and top-tier dining. Located beside the Ice District and Rogers Place, you can even enjoy New Year's fireworks from your private covered patio, which also offers a direct view of the highly rated Don Wheaton Family YMCA just one block away. Inside, the open-concept design features a spacious kitchen with a large island, flowing seamlessly into the bright living roomâ€"perfect for entertaining. With low condo fees, a well-managed condo board, secure underground parking, and a Bluebox security locker system for package deliveries, this unit offers both comfort and convenience. Plus, with easy access to the new Valley Line LRT, getting around the city is effortless. Don't miss this opportunity to live in the heart of it all! \*Some photos are virtually staged\*







Built in 2017

#### **Essential Information**

MLS® #	E4428283
Price	\$375,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.00
Year Built	2017
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

# **Community Information**

Address	1402 10410 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0E9

## Amenities

- Amenities Secured Parking, Sprinkler System-Fire, Sprinkler Sys-Underground, Natural Gas BBQ Hookup
- Parking Underground

## Interior

Interior Features Appliances	ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings	
Heating	Baseboard, Hot Water, Natural Gas	
# of Stories	32	
Stories	1	
Has Basement	Yes	
Basement	None, No Basement	

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Public Swimming Pool, Public Transportation, Shopping Nearby, View Downtown

Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	March 31st, 2025
Days on Market	12
Zoning	Zone 12
Condo Fee	\$465

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 11th, 2025 at 9:47pm MDT