

## \$399,000 - 702 9923 103 Street, Edmonton

MLS® #E4442038

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,322 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this 2 bed, 2 full bath EXECUTIVE CONDO in the prestigious Valley Towers. With over 1300 sq ft, this unit exudes LUXURY and ELEGANCE. The kitchen boasts full-height wood cabinets, granite counters, and stainless steel appliances. The open dining area features two stone feature walls and flows into the spacious living room with TWO south-facing balconies offering gorgeous RIVER VALLEY VIEWS. The primary bedroom includes double closets and a full ensuite with a separate vanity area. The second bedroom/den has French doors and built-in shelving. Italian porcelain tile flows throughout, including both balconies. Valley Towers offers only 3 units per floor and unmatched amenities: indoor pool, sauna, steam room, gym, social and hobby rooms, private gardens, gated visitor parking, and titled heated U/G parking with storage. Condo fees cover all amenities and ALL UTILITIES including TV. WALK to LRT, Rogers Place, and more! This home shows 10/10 with NEW PAINT THROUGHOUT!!

Built in 1977

### Essential Information

MLS® # E4442038

Price \$399,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,322
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	702 9923 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J3

### Amenities

Amenities	Barbecue-Built-In, Exercise Room, Hot Tub, Intercom, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Workshop, Storage Cage
Parking	Heated, Parkade, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	24
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
----------	-----------------------

Exterior Features	Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, Private Park Access
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	7
Zoning	Zone 12
Condo Fee	\$1,024

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 19th, 2025 at 6:17pm MDT