

Courtesy Of Mike Marsh Of Grassroots Realty Group

## \$350,000 - 1101 9923 103 Street, Edmonton

MLS® #E4454820

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,394 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience breathtaking river valley views from this beautiful downtown suite located on the 11th floor of Valley Towers! Featuring 2 bedrooms & 2 bathrooms this large 1393 Sq Ft unit is perfectly positioned just steps away from Edmonton's beautiful River Valley, Downtown, and the UofA! The galley style Kitchen is a true show-stopper offering 2-tone cabinetry, sleek black appliances including a bar fridge, modern lighting, and open concept views. The spacious Living Room not only offers a cozy fireplace but also opens directly onto a sunny, south-facing patio and has a connected designated dining area. This floor plan also offers excellent separation of space for the Primary and Secondary Bedrooms as well as a dedicated in-suite Laundry/Storage room! This building comes with an impressive list of amenities including but not limited to: underground parking, a fully equipped gym, hot tub, swimming pool and a private terrace/patio for lounging. Come experience the best of downtown living!

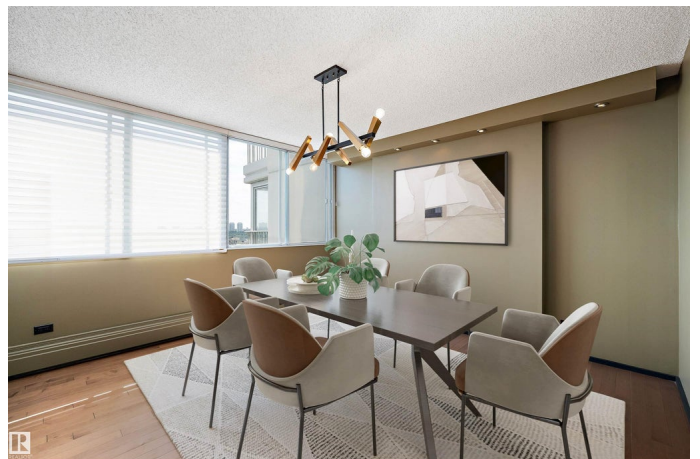
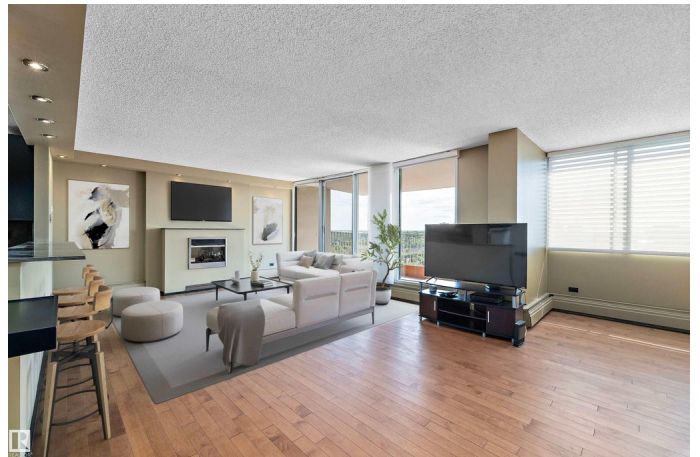
Built in 1977

### Essential Information

MLS® # E4454820

Price \$350,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,394                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1101 9923 103 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2J3              |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Hot Tub, Party Room, Patio, Pool-Indoor, Secured Parking, Security Door, Social Rooms |
| Parking Spaces | 2                                                                                     |
| Parking        | Parkade, Tandem, Underground                                                          |
| Has Pool       | Yes                                                                                   |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Wall Mount                                                                                             |
| # of Stories      | 20                                                                                                     |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Concrete, Composition                                                          |
| Exterior Features | Hillside, River Valley View, River View, Sloping Lot, View City, View Downtown |
| Roof              | Tar & Gravel                                                                   |
| Construction      | Concrete, Composition                                                          |
| Foundation        | Concrete Perimeter                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 58                |
| Zoning         | Zone 12           |
| Condo Fee      | \$1,120           |

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Listing information last updated on October 24th, 2025 at 7:02am MDT