

## \$235,000 - 309 10403 98 Avenue, Edmonton

MLS® #E4455583

**\$235,000**

2 Bedroom, 2.00 Bathroom, 993 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

You just found your HAPPY PLACE! Attending UofA? Work Downtown? Stop right here! This HIDDEN GEM will steal your heart. What's not to love? LOW Condo Fees. HIGH owner-occupancy ratio. Pet-friendly. SCENE: You walk through the door ~ your eyes light up ~ you say "I LOVE IT!" ~~~ The End.

IMMACULATE move-in ready condition.

Complete with your own TITLED U/G Parking (super close to elevator) & separate TITLED storage cage. This 3rd floor suite is a corner unit on the quiet side of the building & boasts a fantastic floorplan with 2 ample sized bdrms, 2 full baths, walk-in closet, wall to wall built-in wardrobe, in suite laundry, & a custom Phantom privacy screen for the Juliet balcony. McKay Manor Amenities include: 13 Visitor parking stalls, Car Wash Bay, Bicycle Storage, Fitness Room, Social Room, 2 elevators, Courtyard with picnic tables & planters (where residents can plant with Board Approval). See photos. Close to River Valley & everything the Downtown Core has to offer. Don't delay.

Built in 2003

### Essential Information

MLS® # E4455583

Price \$235,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 993                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 309 10403 98 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2Y5             |

### Amenities

|           |                                                                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                                                                                                                                  |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                          |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Private Setting, Public Transportation, Schools, Shopping Nearby, |

|              |                     |
|--------------|---------------------|
|              | Sloping Lot         |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 12             |
| Condo Fee      | \$490               |



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Listing information last updated on September 2nd, 2025 at 3:03pm MDT