

## \$409,000 - 702 9923 103 Street, Edmonton

MLS® #E4429788

**\$409,000**

2 Bedroom, 2.00 Bathroom, 1,322 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Step into this elegant 2-bed, 2-bath condo, spanning 1,300+ sq ft of timeless luxury. The gourmet kitchen features full-height wood cabinetry and granite countertops, flowing into a dining area with stone feature walls and an open living room with River Valley views. The primary bedroom offers a walk-through double closet and ensuite with vanity. The second bedroom, with French doors and built-in shelving, doubles as a home office. Italian porcelain tiles cover the condo, including two south-facing balconies. NEW PAINT throughout, this home feels bright, airy and elegant. Valley Towers in Edmonton offers three units per floor and amenities like an indoor pool, spa, sauna, gym, and social room. Gated parking includes a heated underground space with storage. Condo fees cover all utilities and amenities. Steps from Rogers Place and LRT, this is refined living at its best.

Built in 1977

### Essential Information

MLS® #	E4429788
Price	\$409,000
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                      April 9th, 2025  
Days on Market                53  
Zoning                              Zone 12  
Condo Fee                        \$1,024

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