

# \$109,900 - 425 11217 103 Avenue, Edmonton

MLS® #E4427054

**\$109,900**

2 Bedroom, 1.50 Bathroom, 996 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Great 2 bedroom unit in the heart of Oliver, steps from MacEwan University, Rogers Place, and the heart of Downtown Edmonton. Enjoy downtown living at an affordable price in a condo that offers, in-suite laundry , large living area, 2 bedrooms and 1 1/2 baths and a deck, all overlooking a quaint tree lined street. This property offers an unbeatable location, minutes from the Brewery District, future LRT, shopping, restaurants, bike lanes, parks, and the river valley. Tak advantage of a great price for an investment or just enjoying Edmonton Lifestly. This is a great building with lots to offer.



Built in 1978

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4427054          |
| Price          | \$109,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 996               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |

|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 425 11217 103 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ@hkwÃªntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2V9              |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Deck, Parking-Visitor, Security |
| Parking   | Stall                           |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | None                   |
| Heating           | Hot Water, Natural Gas |
| # of Stories      | 4                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Flat Site, L<br>Transportation, Schools, Sho |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 21st, 2025 |
| Days on Market  | 88               |
| Zoning          | Zone 12          |
| RE / Bank Owned | Yes              |
| Condo Fee       | \$611            |



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Listing information last updated on June 17th, 2025 at 3:02am MDT