



Edmonton

Downtown (Edmonton)

LP: \$175,000

#202 10503 98 AV NW

T5K 0B2

SP:

M

Listing ID #E4461481

Building TypeLowrise Apartment

StyleSingle Level Apartment

Year Built2005

Full Baths2

Half Baths0

Total Baths2.0

Sold Date

Bedrooms Above2

Bedrooms Total2

BasementNone

Basement DevNo Basement

Tot Flr AG SqM85.81

ACTIVE

URL-Virtual Tour URL-Brochure Tot Flr AG SqFt 923.66

Welcome to this bright and trendy, 924 sq ft open-concept condo that perfectly blends comfort and location! Enjoy 2 spacious bedrooms, including a primary suite with a 4pc ensuite and walk-in closet - your own private retreat for rest and relaxation. The 3pc main bath and in-suite laundry adds convenience for guests or roommates. Wide open layout creates a spacious feel. Start your mornings on the east-facing balcony, soaking up the sunshine with your coffee and fresh air. Your vehicle stays cozy year-round in the heated, underground, titled parking stall, offering security and peace of mind. The unique open-corridor style building stands out with modern architecture and natural charm. Best of all, you're just steps from river valley trails, perfect for scenic walks or bike rides, and moments from downtown trendy shops and restaurants, making it easy to enjoy the best of urban living. A rare opportunity to experience lifestyle, location and incredible value in one beautiful package!

Directions

Living Room	3.72 x 6.19	M	Bedroom 3		Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.37 x 4.20	M	Bedroom 4		1	4	M	Yes	Main		
Kitchen	4.08 x 3.83	M			2	3	M	No	Upper		
Family Room					3				Above Grd		
Den					4				Lower		
Bonus Room					5				Below Grd		
Primary Bedrm	3.03 x 4.84	M			6				Tot Flr AG	85.81	923.66
Bedroom 2	2.66 x 3.85	M			7				# Finished	1	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Tar & Gravel
Exterior Stucco
Flooring Carpet, Ceramic Tile, Laminate Flooring
Features Ceiling 9 ft., Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM 40.83
Zoning
Tax Amount \$1,784.47 / 2025
Conform Type
Conform Year
Goods Excl

Permit By Seller
Permit
Permit
Front Exposure North
F x D (m) x

Goods Incl Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings

Warranty

Fireplace
FP Fuel
FP Type

Site Features Back Lane, Golf Nearby, Hillside, Paved Lane, Public Transportation, View City, View Downtown

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Heated, Underground

Road Access Paved

Park Encl/Tot / 1

Garage Dim

Condo Name	Terrace Court	Floor Location	Other	Floor#	2
Condo Fee	\$513.33	#Floors in Build	5	Elevator	Yes
Fee Includes	Caretaker, Exterior Maintenance, Insur. for Common Areas, Janitorial Common Areas, Parking, Professional Management, Reserve Fund Contribution, Security Personnel, Utilities Common Areas, Land/Snow Removal Common	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	E		