

## \$424,900 - 702 9923 103 Street, Edmonton

MLS® #E4429788

**\$424,900**

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. 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          | \$424,900 |
| 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 | 20              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,024         |

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Listing information last updated on April 29th, 2025 at 1:02am MDT