

## \$255,888 - 202 10707 102 Avenue, Edmonton

MLS® #E4447514

**\$255,888**

2 Bedroom, 2.00 Bathroom, 947 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Magnificent in The Monaco!...This Spacious 947sqft Corner unit Boasts 2Beds, 2FULL Baths and 1 UNDERGROUND STALL. With its Wrap-around Balcony and situated across the street from Norquest College's Greenspace, you're walking distance to All the Action and immersed in Downtown Living! Additional Highlights include Newer Stainless-steel kitchen appliances (approx 4 yrs), ample Cabinet space, Peninsula Island with Breakfast Bar, Hunter Douglas two-way BLACK OUT BLINDS and 9FT ceilings. Adding even more value is the AIR CONDITIONING, In-suite Laundry with Storage, Electric Corner Fireplace, 4 piece Ensuite, Walk-in Closet and comes fully furnished. Close proximity to the ICE District, Shopping, Restaurants, and easy access to Public Transit/LRT to UofA, NAIT, along with walking distance to Grant Mac, all ensures a sound. investment!...Reward yourself today and Start Enjoying the Downtown Lifestyle!

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447514  |
| Price     | \$255,888 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 10707 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5E4              |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 1                                                                                       |
| Parking        | Heated, Parkade, Underground                                                            |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                                                            |
| # of Stories      | 4                                                                                                              |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Concrete, Stucco                                |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                            |
| Construction      | Concrete, Stucco                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 12th, 2025  
Days on Market                24  
Zoning                              Zone 12  
Condo Fee                        \$587

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