

# \$335,000 - 1402 9923 103 Street, Edmonton

MLS® #E4423283

**\$335,000**

2 Bedroom, 2.00 Bathroom, 1,339 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Prepare to be delighted by this bright and spacious 1,339 sqft. 2bd/2ba condo on the 14th floor of the sought-after Valley Towers. Flooded with natural light, this unit features an open-concept layout, elegant engineered hardwood flooring, generously sized bedrooms, a luxurious updated ensuite and two enclosed balconies offering breathtaking city and river valley views! Living at Valley Towers means enjoying exceptional amenities, including a magnificent pool, hot tub, steam room, sauna, fitness center, huge social room, hobby room, expansive terrace, community garden, storage, heated parkade and ample secured visitor parking. Condo fees in this quiet, safe and well-run concrete building cover these amenities plus all utilities (heat, water, electricity, cable) for hassle-free living. All of this in an amazing location—walking distance to City Centre, the Ice District, public transit and the best restaurants, cafes and festivals that Edmonton has to offer. This is more than just a condo—it's a lifestyle!

Built in 1977

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423283  |
| Price    | \$335,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,339                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1402 9923 103 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2J3              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Exercise Room, Hot Tub, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Workshop, See Remarks, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground   |
| Has Pool       | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, 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 | Hillside, Low Maintenance Landscape, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Composition   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Garneau/ St.Catherine     |
| Middle     | Allendale/St.Catherine    |
| High       | Victoria Composite/St.Joe |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 62                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$1,009             |

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