

## \$399,000 - 702 9923 103 Street, Edmonton

MLS® #E4442038

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,322 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this 2 bed, 2 full bath EXECUTIVE CONDO in the prestigious Valley Towers. With over 1300 sq ft, this unit exudes LUXURY and ELEGANCE. The kitchen boasts full-height wood cabinets, granite counters, and stainless steel appliances. The open dining area features two stone feature walls and flows into the spacious living room with TWO south-facing balconies offering gorgeous RIVER VALLEY VIEWS. The primary bedroom includes double closets and a full ensuite with a separate vanity area. The second bedroom/den has French doors and built-in shelving. Italian porcelain tile flows throughout, including both balconies. Valley Towers offers only 3 units per floor and unmatched amenities: indoor pool, sauna, steam room, gym, social and hobby rooms, private gardens, gated visitor parking, and titled heated U/G parking with storage. Condo fees cover all amenities and ALL UTILITIES including TV. WALK to LRT, Rogers Place, and more! This home shows 10/10 with NEW PAINT THROUGHOUT!!

Built in 1977

### Essential Information

MLS® # E4442038

Price \$399,000



|                |                        |
|----------------|------------------------|
| 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    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,024         |

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Listing information last updated on June 16th, 2025 at 1:18pm MDT