

## \$219,900 - 409 10503 98 Avenue, Edmonton

MLS® #E4451344

**\$219,900**

2 Bedroom, 2.00 Bathroom, 954 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Beautifully upgraded and immaculately maintained, this 2-bedroom, 2-bathroom corner unit in Terrace Court is where your downtown dreams come true! With brand new carpet in the bedrooms, fresh paint throughout, (and a new hot water tank too), this bright, spacious unit is move-in ready - perfect as a first home or smart investment. Enjoy the abundance of natural light from corner windows, a southwest-facing balcony with gas BBQ hookup (plus patio furniture included!), and the comfort of central A/C and secure heated underground parking. Just steps from Edmonton's best River Valley trails, Remax Field, Ice District, top restaurants, shopping, and nightlife - this is city living at its finest (and funnest!). Bonus: live on a hill in a walkable area and get in the best shape of your life while enjoying everything downtown has to offer!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451344  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 954       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 409 10503 98 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B2             |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                     |
| Parking        | Heated, Underground                                                                                                                                                   |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| # of Stories      | 7                                                                                                                                  |
| Stories           | 1                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | None, No Basement                                                                                                                  |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Hillside, Low Maintenance Landscape, Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                          |
| Construction      | Wood, Stucco                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 5th, 2025  
Days on Market                4  
Zoning                              Zone 12  
Condo Fee                        \$503

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