

## \$320,000 - 801 10238 103 Street, Edmonton

MLS® #E4451911

**\$320,000**

2 Bedroom, 2.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Come home to the 8th floor of the prestigious Ultima Tower! This contemporary 2-bed 2-bath corner suite offers sweeping views of downtown. Located in Ice District just steps away from Rogers Place. Open floor plan with loads of natural light from south and east facing floor to ceiling windows. 9'™ ceilings, neutral paint palette and luxury vinyl plank blanket the floor. The spacious kitchen has been carefully crafted with granite countertops, stainless steel appliance package and dark maple cabinets. Work from home, tan on the south facing deck, this condo is fantastic! With 2 spacious bedrooms, including the primary bedroom that boasts a large walk-in closet and private ensuite bath. The building has an amazing lifestyle amenities package that includes gym, hot tub, huge patio, bbq area, indoor kitchen space and sitting area. All of this, plus titled underground heated parking, all located within walking distance to Rogers Place, MacEwan University, Jasper Avenue, and so many eateries!

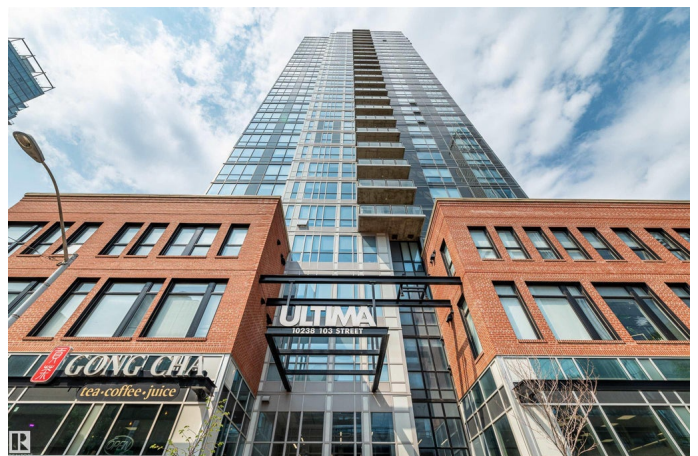
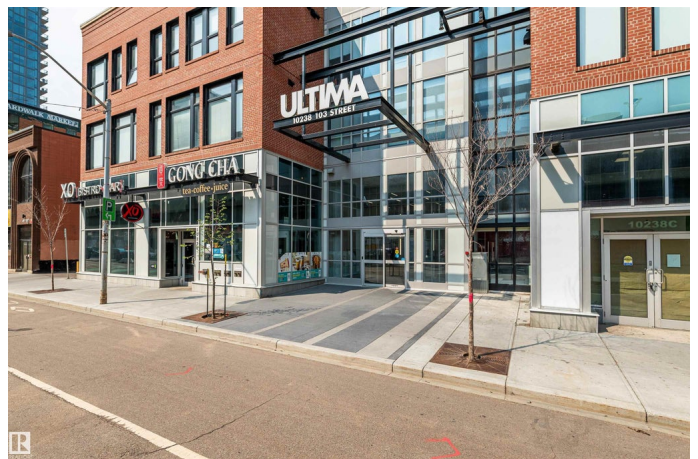
Built in 2016

### Essential Information

MLS® # E4451911

Price \$320,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 828                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 801 10238 103 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 0G6              |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exercise Room, Hot Tub, Social Rooms, Concierge Service |
| Parking   | Heated, Parkade, Underground                                                   |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                               |
| # of Stories      | 33                                                                                   |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Concrete, Brick, Metal         |
| Exterior Features | Shopping Nearby, View Downtown |
| Roof              | EPDM Membrane                  |
| Construction      | Concrete, Brick, Metal         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                86  
Zoning                              Zone 12  
Condo Fee                        \$583

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