

## \$349,900 - 2207 10238 103 Street, Edmonton

MLS® #E4432390

**\$349,900**

2 Bedroom, 2.00 Bathroom, 818 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Urban living at its finest! This chic & stylish 2 bed, 2 bath CORNER UNIT up on the 22nd floor, with breathtaking South & West views. Natural light floods through FLOOR-TO-CEILING windows, creating a bright & inviting ambiance. The MODERN OPEN CONCEPT layout w/ sleek finishes like HARDWOOD FLOORS, Stainless Steel Appliances, and GRANITE COUNTERS. The primary bedroom, complete with a 3-PC ensuite & Walk-through closet. The second bedroom offers flexibility as a guest room or home office, catering to your lifestyle needs. Residents of The Ultima enjoy access to several deluxe amenities: Rejuvenate in the hot tub, stay in shape at the well-equipped gym, and take in stunning city panoramas from the MASSIVE rooftop patio, FULL INDOOR & OUTDOOR KITCHEN, perfect for entertaining large groups OR.. simply bask in the sun and hangout with friends & Family. Love the convenience of being steps away from trendy cafes, restaurants, shopping, and ICE DISTRICT - (Currently Renting for \$2,050 per month, willing to stay)

Built in 2016

### Essential Information

MLS® # E4432390

Price \$349,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	2207 10238 103 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0G6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Exercise Room, Parking-Visitor, Party Room, Patio, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Sprinkler System-Fire, Concierge Service, Rooftop Deck/Patio
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	31
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, See Remarks
Exterior Features	Playground Nearby, Public Swimming Pool, Ravine View, River Valley View, View City, View Downtown
Roof	EPDM Membrane
Construction	Concrete, Brick, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	28
Zoning	Zone 12
Condo Fee	\$583

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