

## \$295,000 - 808 10319 111 Street, Edmonton

MLS® #E4435923

**\$295,000**

2 Bedroom, 2.00 Bathroom, 974 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Modern Corner Unit in Prime Downtown Location – Alta Vista North Welcome to this beautifully maintained corner unit in the sought-after Alta Vista North, an 18+ building ideally situated just steps from MacEwan University, the LRT, Rogers Place, and Edmonton’s vibrant Ice District. Enjoy urban living with shopping, dining, and entertainment all within walking distance. This spacious 2-bedroom, 2-bath condo features two full en-suite bathrooms, 9-foot ceilings, hardwood floors, and a cozy gas fireplace in the open-concept living and dining area. The large kitchen offers ample space for cooking and entertaining. Step outside onto the covered balcony, perfect for relaxing or hosting guests. Additional highlights include: One parking stall (1 titled – #29, ), In-suite laundry and Access to a fully equipped gym, guest suite, and plenty of visitor parking. Whether you're a professional looking to live close to downtown or an investor seeking a valuable property, this unit is move-in ready!

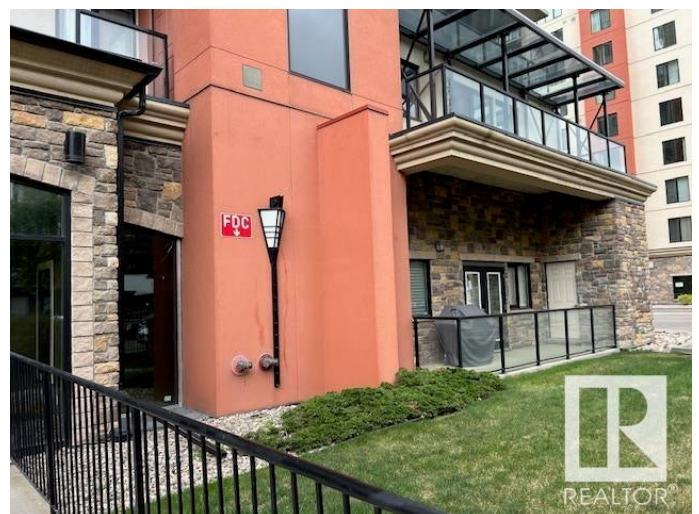
Built in 2005

### Essential Information

MLS® # E4435923

Price \$295,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 974                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 808 10319 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0A2              |

### Amenities

|           |                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Storage Cage |
| Parking   | Underground                                                                                                                                                             |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                           |
| Fireplace         | Yes                                                              |
| Fireplaces        | Mantel                                                           |
| # of Stories      | 12                                                               |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                               |
| Exterior Features | Public Transportation, Recreation Use, Schools, Shopping Nearby, View |

|              |                         |
|--------------|-------------------------|
|              | City, View Downtown     |
| Roof         | Tar & Gravel            |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 169            |
| Zoning         | Zone 12        |
| Condo Fee      | \$588          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 27th, 2025 at 11:02pm MDT