

Courtesy Of Robbie Kamaledine Of Real Broker

## \$215,000 - 300 10311 111 Street, Edmonton

MLS® #E4449488

**\$215,000**

1 Bedroom, 1.00 Bathroom, 880 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this beautifully situated condo in downtown Edmotnon. This well-maintained home features an open-concept layout with a modern kitchen, complete with a central eat-up island, quartz countertops, tile backsplash, upgraded appliances, and vinyl plank flooring. The living area opens onto a large, west-facing covered patio with a gas line for your BBQ, perfect for enjoying sunny evenings. The generous primary bedroom offers his-and-hers closets with direct access to the full bathroom. A versatile den, along with a roomy in-suite laundry and storage area, adds to the functionality. Freshly painted throughout, this unit is move-in ready. Enjoy the convenience of a titled, heated underground parking stall with a storage cage. The building is well-managed with professional management and offers excellent amenities, including a fitness center and guest suite. Ideally located in the heart of the city—just steps to shops, restaurants, public transit, Grant MacEwan, and the Ice District. Virtually staged.

Built in 2003

### Essential Information

MLS® # E4449488

Price \$215,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 880                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 300 10311 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y8              |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                           |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                     |
| # of Stories      | 5                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                                           |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |

|              |                            |
|--------------|----------------------------|
| Roof         | Asphalt Shingles           |
| Construction | Wood, Stone, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 119             |
| Zoning         | Zone 12         |
| Condo Fee      | \$569           |

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Listing information last updated on November 20th, 2025 at 5:32pm MST