

## \$575,000 - 1300 10180 103 Street, Edmonton

MLS® #E4424352

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,348 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Introducing a new level of luxury. You will find modern elements in every corner of this spectacular space. Offering over 1300 sqft of living space and located just steps from the ICE District, Rogers Arena, and 104 Street amenities. This incredible 2 bedroom, 2 bathroom unit offers one of a kind, unobstructed views of the Downtown skyline. Featuring hardwood flooring, a modern kitchen design with stainless steel appliances, quartz counters and eat-in bar, spacious living area with 9' ceilings, and floor to ceiling windows. The primary bedroom offers its own private 5pce ensuite and large walk-in California closet. Enjoy not one, but TWO spectacular patios. In-suite laundry & convenient garbage chute just out the door Other highlights of Encore living include one titled underground parking stall, storage cage, concierge service, security, access to the 4th floor rooftop hot tub, outdoor sun lounge with private cabanas, exclusive fitness centre, and social room. Amazing value that must be seen!

Built in 2020

### Essential Information

MLS® # E4424352

Price \$575,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,348                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1300 10180 103 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0L1               |

### Amenities

|           |                                                                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exercise Room, Hot Tub, No Animal Home, No Smoking Home, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Concierge Service, Storage Cage |
| Parking   | Heated, Underground                                                                                                                                                   |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| # of Stories      | 43                                                                                                                            |
| Stories           | 1                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal                                                                 |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |

|              |                        |
|--------------|------------------------|
| Roof         | EPDM Membrane          |
| Construction | Concrete, Brick, Metal |
| Foundation   | Concrete Perimeter     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,016         |

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Listing information last updated on May 1st, 2025 at 1:47pm MDT