

## \$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!

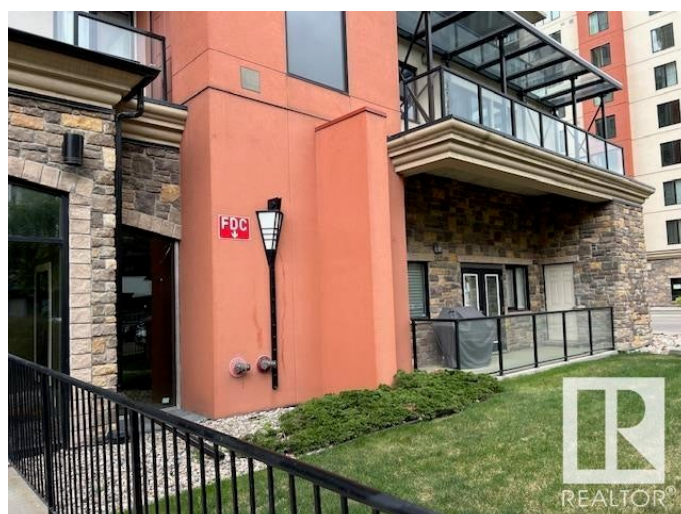
Built in 2005

### 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	119
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 September 8th, 2025 at 2:32pm MDT