

## \$150,000 - 203 9808 103 Street, Edmonton

MLS® #E4419717

**\$150,000**

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to The Horizon High Rise! This 2-bed, 2-bath condo is ideal for University of Alberta students or professionals seeking downtown convenience. The spacious living room flows into a dining area with sliding doors leading to the balcony, complemented by a functional kitchen. A versatile flex space with in-suite laundry and an efficient entryway with extra storage add practicality. The primary bedroom features a walk-through closet and a 3-piece ensuite, while the second bedroom is conveniently located next to the main bath. Enjoy the comfort of a heated underground parking stall and excellent amenities, including elevators, a party room, and more. The inviting lobby offers a cozy seating area with a fireplace for guests. Situated just steps from the Legislature grounds, Muttart Conservatory, and downtown, this condo provides easy access to shopping, dining, entertainment, river valley trails, U of A, Grant MacEwan, and NAIT.

Built in 1975

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4419717  |
| Price     | \$150,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,152                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 203 9808 103 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2G4             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Exercise Room, Intercom, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Social Rooms, Storage-In-Suite |
| Parking   | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 17   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Brick, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 30th, 2025  
Days on Market                80  
Zoning                              Zone 12  
Condo Fee                        \$891

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Listing information last updated on April 20th, 2025 at 9:47am MDT