



Edmonton 12 Downtown
#1003 9903 104 ST NW

LP: \$102,800

SP:



ACTIVE

List ID #: E4263181 **Type:** Apartment High Rise
DOM: 1 **Style:** Single Level Apartment
Rms Abv Gd: 2 **Year Blt:** 1973
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 1 / 1 **Bsmt Dev:** No Basement
Total Flr (SF): 995.67 **Total Flr (M):** 92.50

Amazing opportunity for investors. Large west/north-facing two bedroom end unit with two bathrooms in the heart of downtown. Nearly 1000 sq ft on trendy 104th st, steps from the river valley, local businesses and restaurants. Large windows throughout fill the unit with natural light. Primary bedroom boasts a large walk-through closet on the way to a private 2pc ensuite. Easy to clean hardwood flooring and ceramic tile throughout. Enjoy some fresh air on your enormous unit-wide, west facing balcony. Parking and utilities included (except cable/internet). Property sold on an as-is, where is basis.

Directions: Street parking on 99ave and 104st

Virtual Tour: <https://vimeo.com/607560386>

Brochure: <http://www.1003-9903-104st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Immediate	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		1	0	0	0	0			Upper:		
Addl Rms:	0	Finished Lvl:		1			Garage Dim:		AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:		Lowr:		
Fpl Type:							Jr High Schl:		BIGd:		
Parking:	Parkade						High Schl:		Total A.G.	92.50	995.67

Living Rm: **Master Bdrm:** M
Dining Rm: **Bedrm 2:** M
Kitchen: **Bedrm 3:**
Family Rm: **Bedrm 4:**
Den:
Bonus Rm

Flooring: Ceramic Tile, Hardwood **Foundation:** Concrete
Construct: Concrete **Heat Type:** Baseboard
Roof: Flat **Heat Fuel:**
Exterior: Concrete **Remodel:**
Site Infl: Golf Nearby, Schools, Shopping Nearby, View Downtown **Amen/Features:** Exercise Room, Hot Tub, Laundry-Coin-Op, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage-In-Suite

Goods Incl: Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** \$948.03 **HOA:**
Prop Class: Condo
Condo Name: Hillside Estates
Prk Encl/TTL: / /
 Caretaker, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contribution

Lot Sq (M): **Lot Dimen:**
Frontage (M): **Lot Shape:**
Depth (M): **Zoning:**
Conform: **Front Expos:** West
Taxes: \$1,436.15 **Tax Yr:** 2020 **Local Improv:** **/Yr:**