

Courtesy Of Greg Steele Of RE/MAX Excellence

## \$459,900 - 503 9923 103 Street, Edmonton

MLS® #E4442756

**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,856 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

SPECTACULAR RIVER VALLEY VIEWS from this 1,856 SF, 3 Bedroom, 2 bathroom CORNER unit in the prestigious VALLEY TOWERS. Sweeping South facing views from your Living & Dining Room with tons of natural light, Oak Cladding, built in wet bar & cabinetry plus direct access to your private patio with breathtaking River Valley Views. Black & White Poggenpohl designer kitchen, Kitchen Aid Appliances, & functional island. The primary bedroom includes a spacious closet & a renovated spa like ensuite with walk in shower. 2 additional bedroom with lively City Views, a renovated 3 pc bath & ensuite Laundry. Additional features including Air Conditioning, secured heated titled underground parking, & a storage unit. Enjoy the NEWLY RENOVATED AMENITIES AREA with salt water pool, jacuzzi, steam room, exercise room, games room, social room, workshop, & patio. Located steps from the majestic RIVER VALLEY, ICE DISTRICT, shopping, restaurants, golf, transportation & more!!

Built in 1977

### Essential Information

MLS® # E4442756

Price \$459,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,856                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 503 9923 103 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2J3             |

### Amenities

|                |                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Hot Tub, Intercom, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Workshop |
| Parking Spaces | 1                                                                                                                                                      |
| Parking        | Heated, Parkade, Underground                                                                                                                           |
| Has Pool       | Yes                                                                                                                                                    |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                 |
| # of Stories      | 24                                                                                                     |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Composition                                                                                                                                         |
| Exterior Features | Golf Nearby, Hillside, Picnic Area, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                                                                                  |
| Construction      | Concrete, Composition                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                            |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Grandin/St. Catherine |
| Middle     | Holy Cross/Ottewell   |
| High       | J H Picard/Macdonald  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,479         |

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Listing information last updated on August 24th, 2025 at 8:17pm MDT