

# \$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	69
Zoning	Zone 12
Condo Fee	\$1,479

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