

## \$209,900 - 205 11203 103a Avenue, Edmonton

MLS® #E4431877

**\$209,900**

1 Bedroom, 1.00 Bathroom, 649 sqft

Condo / Townhouse on 0.00 Acres

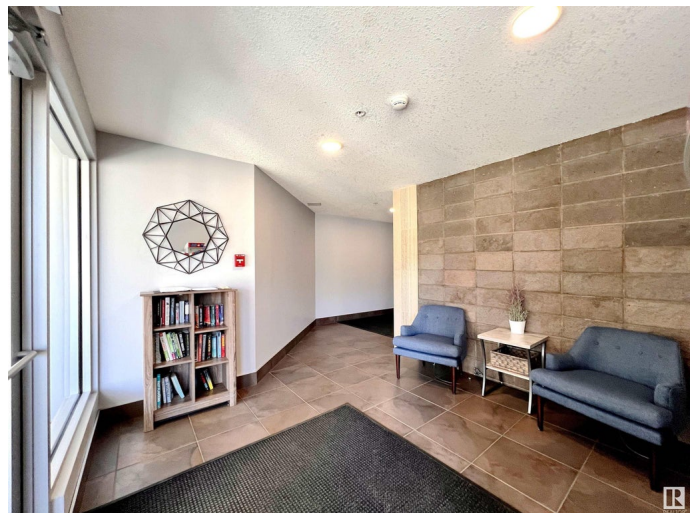
WÃ@hkwÃªntÃ´win, Edmonton, AB

LOCATION, LOCATION, LOCATION ! The Panache On 12th, located in central of Edmonton Downtown, rare concrete/steel lower rise apartment, only minutes to walk to Unity Square Centre, Brewsters, Roger's, the Ice District, U of A, Macewan University; just go opposite for your daily operation. Features as doors secured, open-style layout with 9' ceilings, stainless steel appliances, large eating bar w/granite island, Cork flooring, ceramic tile, double-sided fireplace between living and master bedroom, low maintenance, underground/heated parking, more visitor parking in back lane, etc. After working in a busy day, sit a while in the balcony, have a coffee time and taste the BBQ, overlook the street and enjoy all of your life in Downtown ! 'Early birds get worms' and you won't miss it out !!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431877  |
| Price          | \$209,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 649       |
| Acres          | 0.00      |



|            |                       |
|------------|-----------------------|
| Year Built | 2007                  |
| Type       | Condo / Townhouse     |
| Sub-Type   | Lowrise Apartment     |
| Style      | Multi Level Apartment |
| Status     | Active                |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 205 11203 103a Avenue |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ©ntÃ©win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2E4               |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Intercom, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 1                                                                                                                    |
| Parking        | Underground                                                                                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                 |
| # of Stories      | 4                                                                                                             |
| Stories           | 4                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Roll Roofing                                                                                                                                                             |

|              |                  |
|--------------|------------------|
| Construction | Concrete, Stucco |
| Foundation   | Slab             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 137              |
| Zoning         | Zone 12          |
| Condo Fee      | \$578            |

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 2nd, 2025 at 9:17am MDT