

## \$225,000 - 202 10311 111 Street, Edmonton

MLS® #E4451354

**\$225,000**

2 Bedroom, 1.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this beautifully updated second-floor condo located in the heart of Downtown Edmonton's desirable Railtown on the Park. Offering 2 spacious bedrooms and 1 full bath, this unit has been thoughtfully renovated with commercial-grade vinyl plank flooring, new baseboards and trim, fresh paint, and modern countertops. The bright, open-concept layout features a cozy gas fireplace and opens onto a large private deck—perfect for relaxing or entertaining. You'll love the convenience of in-suite laundry with a brand new full-size stackable washer and dryer. Additional highlights include underground heated parking and Storage Cage, secure building access, and an unbeatable location—walking distance to Grant MacEwan University, Rogers Place, the Ice District, and all of downtown Edmonton's top amenities. Perfect for professionals, students, or investors—this move-in-ready condo combines comfort, style, and urban convenience.

Built in 2003

### Essential Information

MLS® # E4451354

Price \$225,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 873                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 10311 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y8              |

### Amenities

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage Cage |
| Parking   | Heated, Underground                                                                                               |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas                                                |
| Fireplace    | Yes                                                                              |
| Fireplaces   | Insert                                                                           |
| # of Stories | 5                                                                                |
| Stories      | 1                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | None, No Basement                                                                |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                           |
| Exterior Features | Landscaped, No Through Road, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 12          |
| Condo Fee      | \$569            |

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Listing information last updated on August 21st, 2025 at 1:32pm MDT