

Courtesy Of Janeen Tinker Of Real Broker

# \$259,900 - 2503 10410 102 Avenue, Edmonton

MLS® #E4456093

**\$259,900**

1 Bedroom, 1.00 Bathroom, 621 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to the 25th floor of FOX Two. Experience refined urban living in the heart of Edmonton's Ice District. This modern 1-bedroom PLUS DEN condo features huge south-facing windows with sweeping skyline views, A/C, 9' ceilings and a modern kitchen with quartz countertops, stainless steel appliances, and a breakfast bar for four. The well-designed bedroom includes a walk-through closet with access to the 4-piece bathroom. Den just off the entry way makes for the perfect office space. Enjoy the large south-facing, covered balcony with gas hookup—perfect for a BBQ or patio heater. Includes IN-SUITE laundry, titled, heated underground parking and Bluebox package locker system. Steps from all the best downtown has to offer: YMCA, entertainment, festivals, farmers markets, dining, shopping, and schools. Walkable to the LRT (incl. new Valley Line), Beaver Hills House Park, Michael Phair Park, and the upcoming Warehouse Park. Your peaceful sanctuary in the center of it all.

Built in 2017

## Essential Information

MLS® # E4456093

Price \$259,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 621                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2503 10410 102 Avenue |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0E9               |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., See Remarks, Natural Gas BBQ Hookup |
| Parking   | Underground                                                         |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                           |
| # of Stories      | 33                                                                                                                               |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                                    |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | SBS Roofing System                                                                                         |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$327               |

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