

# \$354,000 - 801 10319 111 Street, Edmonton

MLS® #E4425468

**\$354,000**

2 Bedroom, 2.00 Bathroom, 1,002 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to Alta Vista! This concrete building is situated in the heart of it all + walking distance to the Downtown, Ice District, Grant MacEwan, shopping, restaurants and more! This 8th floor unit has an open floor plan with over 1003 sq.ft., 2 bedrooms, 2 bathrooms, insuite laundry + u/g parking. There is hardwood flooring throughout, with contemporary paint tones, lighting + tile flooring in the bathrooms. The kitchen is a culinary masterpiece including a large island with butcher-block countertop, maple cabinets, s/s appliances + u/c lighting. The spacious primary suite features a large w/in closet + full 4-piece ensuite with tub + shower. The second bedroom also has a large w/in closet, with a full 4-piece bathroom adjacent to it. The 2 bedrooms are separated to each side of the unit for added privacy. The west-facing view is spectacular, with a spacious balcony, gas bbq hook-up + storage room. Amenities include a guest suite, fitness + social room, + on-site manager. This unit is move-in ready!

Built in 2005

## Essential Information

MLS® #	E4425468
Price	\$354,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	801 10319 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0A2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Television Connection, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas, Water
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Paved Lane, Public Transportation, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	26
Zoning	Zone 12
Condo Fee	\$623

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