

# \$174,900 - 303 10003 87 Avenue, Edmonton

MLS® #E4433050

**\$174,900**

1 Bedroom, 1.00 Bathroom, 680 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

**GREAT INVESTMENT OPPORTUNITY!**

**PRIME LOCATION!** Welcome to

Strathcona—one of Edmonton's most vibrant communities. This beautifully updated 1 Bed, 1 Bath upper-level condo is move-in ready with brand new vinyl plank flooring, fresh paint, granite counters, elegant crown moulding, and a knock-down ceiling with sound-reducing insulation. The bright, open-concept layout features a functional kitchen with stainless steel appliances, in-suite laundry, and a large balcony—perfect for relaxing or entertaining. The spacious primary bedroom and large windows bring in plenty of natural light. Located just a few blocks from Whyte Avenue, you're close to local eateries, trendy shops, nightlife, and theatre. Minutes to downtown, the river valley, Mill Creek Ravine, schools, and public transit. Whether you're a first-time buyer, downsizer, or investor, this is an amazing opportunity in an unbeatable location. **SOME PHOTOS ARE VIRTUALLY STAGED.**



Built in 1981

## Essential Information

MLS® # E4433050

Price \$174,900

Bedrooms 1

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 680                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 10003 87 Avenue |
| Area        | Edmonton            |
| Subdivision | Strathcona          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2P1             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Intercom, See Remarks |
| Parking Spaces | 1  |
| Parking        | Stall                                    |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Water  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Stucco  |

Foundation                Concrete Perimeter

**School Information**

Elementary                King Edward School  
Middle                      Allendale School  
High                         Strathcona School

**Additional Information**

Date Listed                April 26th, 2025  
Days on Market        37  
Zoning                      Zone 15  
Condo Fee                 \$435

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