

## \$229,900 - 406 10311 111 Street, Edmonton

MLS® #E4446687

**\$229,900**

1 Bedroom, 1.50 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to Railtown on the Park, where vibrant downtown living meets tranquil green space. This spacious 1 bedroom plus den unit offers stunning views of the Railtown Promenade and Edmonton's iconic skyline. Step into a bright, open concept layout featuring a modern kitchen with a central eat-up island, seamlessly flowing into the living area perfect for entertaining or relaxing. The generous primary bedroom includes his and hers closets and a beautifully upgraded 4 pcs ensuite. A versatile den, convenient 2 pcs powder room, and in-suite laundry with storage complete the floor plan. Recently painted and updated with newer laminate flooring, this well-maintained unit also includes a large private covered patio overlooking park space and walking trails, your personal downtown retreat. Extras include one heated underground parking stall with a storage cage, building fitness centre, and a guest suite for visitors. All of this just steps from Starbucks, shops, restaurants, Grant MacEwan and Rogers Place!

Built in 2003

### Essential Information

MLS® # E4446687

Price \$229,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 876                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 406 10311 111 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y8              |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | No Smoking Home, Parking-Visitor |
| Parking   | Underground                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, See Remarks                                                                  |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 12        |
| Condo Fee      | \$569          |

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Listing information last updated on August 6th, 2025 at 3:17am MDT