

## \$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

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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	13
Zoning	Zone 12
Condo Fee	\$569

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