

## \$370,300 - 3704 10360 102 Street, Edmonton

MLS® #E4420152

### \$370,300

1 Bedroom, 1.00 Bathroom, 536 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Opportunity at a beautiful 1 BEDROOM + DEN  
at the Legends Private Residences.

Appreciate this suite's HIGH-FLOOR location with off-set RIVER VIEWS from the bedroom. The seller will work with you to deliver this property in a "like-new" condition. Favorite Features - U-Shape Kitchen with Extra Upper Cabinets, Caesarstone Counters with Seating and Integrated Bosch Appliances. Modern Luxuries - Floor-to-Ceiling Windows, Natural Wood Floors (no carpet), Tile Surround in Bath, Convenient In-Suite Laundry, and Individual Temperate Control (heat/ac). There's More - ICE District's central location encourages a walk-indoors experience with pedway access to Rogers Place, the financial core, groceries, public transit + so much more. Residents enjoy a variety of JW Marriott's shared facilities, including an indoor pool, steam room and ARCHETYPE Fitness Facility. Additional services include 24/7 concierge/security presence, private resident's lounge, outdoor dog-run and numerous dining choices at your doorstep!



Built in 2019

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4420152  |
| Price  | \$370,300 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 536                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 3704 10360 102 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0K6               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Barbecue-Built-In, Dog Run-Fenced In, Exercise Room, Hot Tub, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Personnel |
| Parking Spaces | 1  |
| Parking        | Parkade  |
| Has Pool       | Yes  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Fan Coil, Natural Gas  |
| # of Stories | 54   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Metal |
|----------|-----------------|

|                   |  |
|-------------------|--|
| Exterior Features | Public Transportation, Shopping Nearby, View Downtown, See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Metal  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 39                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$731              |

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Listing information last updated on March 14th, 2025 at 3:32am MDT