

## \$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	61
Zoning	Zone 12
Condo Fee	\$731

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 12:47pm MDT