

## \$395,000 - 3307 10360 102 Street, Edmonton

MLS® #E4436834

**\$395,000**

1 Bedroom, 1.00 Bathroom, 655 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This PREMIUM EXECUTIVE CONDO with AMAZING VIEWS of downtown is absolutely gorgeous! The Legends Private Residences is located above the prestigious J.W. Marriot Hotel in the heart of Ice District. This CORNER UNIT, 1 bed + Den condo features floor to ceiling windows, quartz counters, TITLED PARKING & engineered flooring. The chef's kitchen has a massive island, breakfast bar, quality built in appliances, gorgeous cabinetry and flows through to the living room offering spectacular views and access to the balcony. The unit is completed with a modern bathroom, laundry & office/den area. This well managed building offers resort like amenities which includes access to the Exclusive Body by Bennet Gym, swimming pool, spa, steam room, hot tub, outdoor patio with BBQ area plus PET WALK AREA, Billiards Lounge & more. Condo fees include heat and water and 24/7 concierge service. A convenient pedway system connects to LRT, ROGERS PLACE, restaurants & food market making the location unbeatable.

Built in 2017

### Essential Information

MLS® # E4436834

Price \$395,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 655                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3307 10360 102 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0K6               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Exercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Concierge Service |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |
| Has Pool       | Yes   |

### Interior

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

### Exterior

|          |          |
|----------|----------|
| Exterior | Concrete |
|----------|----------|

|                   |  |
|-------------------|--|
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Flat   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 12        |
| Condo Fee      | \$892          |

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Listing information last updated on June 16th, 2025 at 4:02pm MDT