

# \$149,900 - 304 12028 103 Avenue, Edmonton

MLS® #E4463050

**\$149,900**

2 Bedroom, 2.00 Bathroom, 1,097 sqft  
Condo / Townhouse on 0.00 Acres

W&A hkw&ant&win, Edmonton, AB

Welcome to The Dakota in the heart of W&A hkw&ant&win! This bright and spacious 2 bedroom 1,096 sqft condo offers an open layout with large windows, in-floor heating and a cozy gas fireplace. The stylish white kitchen features plenty of cabinet space, large eat-up island and seamlessly connects to the spacious living and dining areas perfect for entertaining. The primary bedroom includes a walk-in closet and 3 piece ensuite, while the second bedroom is located on the opposite side for added privacy. Enjoy the large balcony with a gas BBQ hook-up, in-suite laundry, and heated underground parking. Fantastic location, steps to the Brewery District, restaurants, Grant MacEwan, 124 Street, and the river valley. A perfect mix of comfort, convenience and downtown living!

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463050  |
| Price          | \$149,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,097     |
| Acres          | 0.00      |
| Year Built     | 1994      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 304 12028 103 Avenue |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2T9              |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Intercom, Secured Parking, Security Door |
| Parking   | Underground                              |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                          |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Mantel, Tile Surround                                                      |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                               |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 22nd, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 23      |
| Zoning         | Zone 12 |
| Condo Fee      | \$760   |

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Listing information last updated on November 13th, 2025 at 11:17pm MST