

## \$200,000 - 303 6210 101 Avenue, Edmonton

MLS® #E4464161

**\$200,000**

2 Bedroom, 1.50 Bathroom, 1,158 sqft

Condo / Townhouse on 0.00 Acres

Fulton Place, Edmonton, AB

You™ll be impressed with this bright and spacious end unit featuring an open-concept layout and large southeast-facing windows that fill the home with natural light. The kitchen offers an eating bar, crisp white cabinetry with oak crown moulding, and plenty of storage. The living and dining areas are generous in size—perfect for entertaining or relaxing. Enjoy laminate and ceramic tile flooring throughout and electric in-ceiling heating for year-round comfort. Step through the sliding doors to a huge balcony where you can soak up the morning sun. The primary bedroom includes a 2-piece ensuite and abundant closet space. Additional features include a covered, energized parking stall. Ideally located within walking distance to Hardisty Pool, Capilano Mall, shopping, medical facilities, parks, and excellent transit service to the university, southside, and downtown—all just minutes away.

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464161  |
| Price      | \$200,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,158                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 6210 101 Avenue |
| Area        | Edmonton            |
| Subdivision | Fulton Place        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6A 0H1             |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                                                                                                |
| Parking        | Stall                                                                                                                                            |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | See Remarks, Electric                                                                |
| # of Stories      | 3                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Back Lane, Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 19            |
| Condo Fee      | \$517              |

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Listing information last updated on November 1st, 2025 at 1:17pm MDT