$385,000 - 904 10504 99 Avenue, Edmonton

MLS® #E4418332

$385,000

2 Bedroom, 2.00 Bathroom, 1,337 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

MOTIVATED SELLERS. Stunning and large 1,337 sq.ft. 2 bedroom, 2 bathroom condo that has had amazing kitchen upgrades including a coffee station/bar, TWO BALCONIES with sunrise and sunset views, in-suite laundry and ample storage, heated underground parking, and so much more value. Live on the cusp of Downtown and the River Valley. Walk to the beautiful legislature grounds, Edmonton's iconic festivals, and all your favorite restaurants. The theme of this property is SPACIOUS! You honestly feel like you are living in a house with the amount of space you have, and the only thing that gives it away is that view! The unit is well laid out with the living room, kitchen, dining area on one side, the laundry and storage in the middle, and the massive owner's suite with walk-in closet and full bathroom, the second bedroom, and full bathroom on the other. Add to that bike storage, exercise room, main floor café, prime location, AND Airbnb friendly and you have an amazing investment all around!

Built in 2004

Essential Information

MLS® #	E4418332
Price	$385,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,337
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	904 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

Amenities

Amenities	Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Hillside, Park/Reserve, Shopping Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 17th, 2025
Days on Market	106
Zoning	Zone 12
Condo Fee	$983