

## \$349,900 - 904 10504 99 Avenue, Edmonton

MLS® #E4441654

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,337 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**MOTIVATED SELLERS, bring an offer!**

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® # E4441654

Price \$349,900



|                |                        |
|----------------|------------------------|
| 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    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 12         |
| Condo Fee      | \$983           |

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Listing information last updated on June 17th, 2025 at 4:02am MDT