

Courtesy Of Monica M Arango Of Rite Realty

## \$135,000 - 1103 9909 104 Street, Edmonton

MLS® #E4450354

**\$135,000**

2 Bedroom, 1.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

STUNNING 11TH FLOOR CORNER UNIT WITH BREATHTAKING VIEWS! Discover urban living at its finest in this exceptional 2-bedroom, 1-bathroom corner condo at Hillside Estates, where spectacular city skyline and river valley vistas greet you daily from the elevated 11th floor. This prime downtown location places you steps from Rogers Place and the Ice District entertainment hub, with trendy 104th Street dining and shopping at your doorstep, while offering easy access to the downtown business district and LRT transit. The unobstructed panoramic views from this coveted corner unit create the perfect backdrop for entertaining or enjoying quiet morning coffee moments. With secure underground parking included, you'll enjoy hassle-free condo living with building amenities and direct river valley trail access. The thoughtful 2-bedroom layout provides flexibility for home office space, guest accommodation, or roommate potential, making this ideal for professionals, investors, or anyone seeking the downtown lifestyle.

Built in 1973

### Essential Information

MLS® # E4450354

Price \$135,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 781                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1103 9909 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2G5              |

### **Amenities**

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Security Door |
| Parking   | Underground                                                                                          |
| Has Pool  | Yes                                                                                                  |

### **Interior**

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Freezer, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                          |
| # of Stories | 21                                                         |
| Stories      | 1                                                          |
| Has Basement | Yes                                                        |
| Basement     | None, No Basement                                          |

### **Exterior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                       |
| Exterior Features | Landscaped, Public Transportation, Ravine View, River Valley View, River View, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 108             |
| Zoning         | Zone 12         |
| Condo Fee      | \$710           |

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Listing information last updated on November 15th, 2025 at 6:02am MST