

Courtesy Of Brandon Luff Of LGA Realty Group Inc

\$319,000 - 1203 9819 104 Street, Edmonton

MLS® #E4416314

\$319,000

2 Bedroom, 2.00 Bathroom, 1,213 sqft
Condo / Townhouse on 0.00 Acres

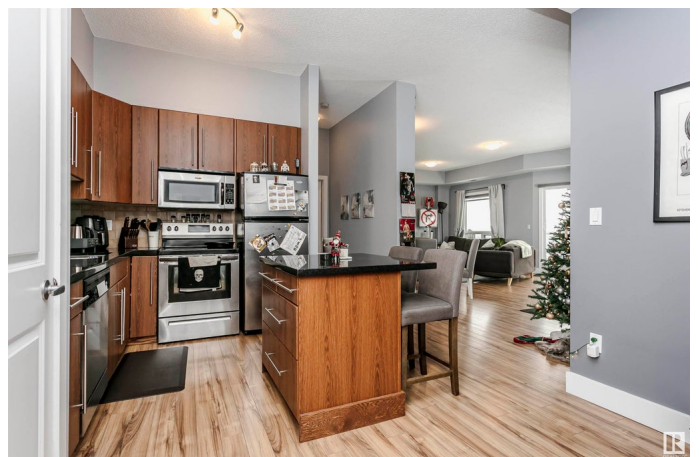
Downtown (Edmonton), Edmonton, AB

Experience urban living at its finest in this stunning 12th-floor condo offering 1212 sq ft of living space. With 2 bedrooms, 2 full baths, and soaring 10' ceilings, this beautifully remodeled suite features a spacious and modern layout. Enjoy breathtaking city views from your private south-facing balcony with a natural gas BBQ hookup, plus panoramic east and west vistas, including the river valley. The open-concept design includes granite countertops, stainless steel appliances, and ample storage. The primary bedroom has an ensuite with a soaker tub and separate shower. In-suite laundry, central A/C, and two heated underground parking stalls add year-round convenience. The secure, well-maintained building also features a rooftop patio perfect for relaxing or entertaining. Close to shops, restaurants, and transit, this condo blends style, comfort, and investment potential.

Built in 2006

Essential Information

| | |
|------------|-----------|
| MLS® # | E4416314 |
| Price | \$319,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,213 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 1203 9819 104 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 0Y8 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Exercise Room, No Animal Home, No Smoking Home, Secured Parking, Natural Gas BBQ Hookup |
| Parking Spaces | 2 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 13 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior | Concrete, Stucco |
| Exterior Features | River Valley View, River View |
| Roof | Tar & Gravel |
| Construction | Concrete, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed December 18th, 2024
Days on Market 134
Zoning Zone 12
Condo Fee \$784



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Listing information last updated on April 30th, 2025 at 9:32pm MDT