

\$305,000 - 1203 9819 104 Street, Edmonton

MLS® #E4416314

\$305,000

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	\$305,000
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	181
Zoning	Zone 12
Condo Fee	\$784



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