

Courtesy Of Mike Racich and Matthew D Barry Of Exp Realty

## \$299,000 - 905 10226 104 Street, Edmonton

MLS® #E4420701

**\$299,000**

2 Bedroom, 2.00 Bathroom, 788 sqft

Condo / Townhouse on 0.00 Acres

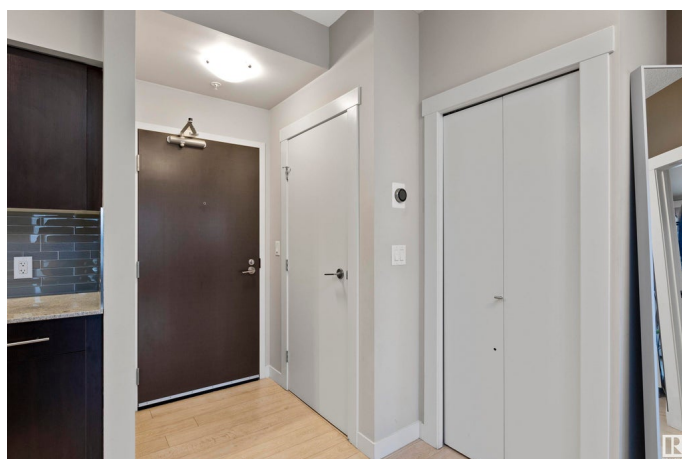
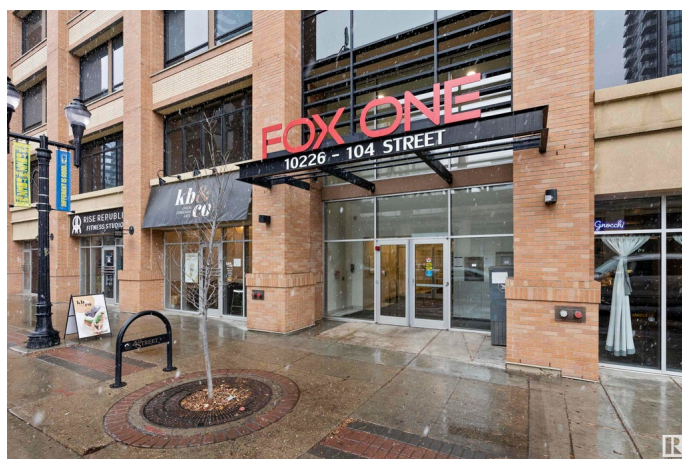
Downtown (Edmonton), Edmonton, AB

Welcome to urban living at its finest! This stunning 9th-floor condo in downtown Edmonton offers 788 sq. ft. of modern elegance with large windows that flood the space with natural light and provide sweeping CITY VIEWS. Located just minutes from the vibrant Ice District, this bright and inviting unit features 2 BEDROOMS and 2 FULL BATHROOMS, making it ideal for professionals, couples, or investors. The kitchen is a highlight, offering a central island with beautiful GRANITE countertops, stainless steel appliances, and plenty of cabinetry for storage. Additionally, the convenience of one UNDERGROUND PARKING spot adds to the appeal. With a functional layout and an unbeatable location, you'll be steps away from Edmonton's best dining, shopping, and entertainment options. Donâ€™t miss this incredible opportunity to live in the heart of the city where everything is within reach!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420701  |
| Price      | \$299,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 788                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 905 10226 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1B8              |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Intercom, Parking-Plug-Ins, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking   | Heated, Parkade, Underground                                                                       |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                             |
| # of Stories      | 28                                                                                                                            |
| Stories           | 1                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stone, Stucco                                                                                                                                   |
| Exterior Features | Back Lane, Commercial, Flat Site, Paved Lane, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Flat                                                                                                                                                             |
| Construction      | Concrete, Brick, Stone, Stucco                                                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 7th, 2025  
Days on Market                84  
Zoning                              Zone 12  
Condo Fee                        \$377

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 2nd, 2025 at 2:17am MDT