

Courtesy Of Wendy M Lam Of RE/MAX Elite

\$239,900 - 803 10504 99 Avenue, Edmonton

MLS® #E4424455

\$239,900

2 Bedroom, 2.00 Bathroom, 775 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

CALLING INVESTORS & OFFICE PROFESSIONALS! Welcome to this **STYLISH** 2 bedroom condo located on 105 St, ideally situated just out of the downtown traffic yet within walking distance to **JASPER AVE.**

Nestled in the vibrant core of the city, you are minutes away to Bay Enterprise Square LRT station, trendy cafes, bars, restaurants, office buildings, & more! Enjoy picturesque **RIVER VALLEY** trails & parks, perfect for those who love nature or have an active lifestyle! This unit highlights a **SPACIOUS** open-concept living area with **LARGE** windows, a **BALCONY**, in-suite **LAUNDRY**, & two bedrooms. Master bedroom with double-mirror closet doors & a 3pc en-suite. Second bedroom with 2-sided walk-through closet & a 4pc en-suite. Both bedroom with nice laminate floorings throughout. Building amenities feature underground parking, a renovated lobby, advanced security, an exercise room, & secure bike storage. Quick possession available. **DON'T MISS OUT ON THIS GEM!**

Built in 2004

Essential Information

MLS® #	E4424455
Price	\$239,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	775
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	803 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

Amenities

Amenities	Exercise Room, Intercom, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	11
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stucco
Exterior Features	Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel

Construction	Concrete, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Holy Child Catholic
Middle	W&hkw&ant&win School

Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 12
Condo Fee	\$567

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Listing information last updated on March 14th, 2025 at 1:17am MDT