

# \$265,000 - 703 10152 104 Street, Edmonton

MLS® #E4446363

**\$265,000**

2 Bedroom, 2.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

ICON II CONDO WITH INCREDIBLE VALUE ON 104 STREET Welcome to this luxurious 2 bedroom, 2 bath condo in the sought-after Icon II, offering exceptional value in the heart of downtown. This spacious suite features granite countertops, hardwood and tile flooring, stainless steel appliances, 9' ceilings, in-suite laundry, and a gas line on the balcony for summer BBQs. Floor-to-ceiling windows fill the space with natural light and offer sweeping city views. 2 bedrooms, 2 full bathrooms and big closets. The sale includes the furniture shown. Enjoy titled underground parking and unbeatable walkability with a 98/100 Walk Score. You're just steps to locally owned shops, cafes, and restaurants, plus minutes to the Financial District, MacEwan University, the Arts District, Winspear, and the River Valley. The LRT connects you quickly to the U of A, NAIT, and Southgate. You'll love being right on vibrant 104 Street, home to Edmonton's Downtown Farmers Market, one of our city's best summer gems!

Built in 2009

## Essential Information

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Price \$265,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	703 10152 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0B6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Secured Parking
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	35
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stone, Stucco
Exterior Features	Public Transportation, Shopping Nearby
Roof	EPDM Membrane

Construction	Concrete, Brick, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	39
Zoning	Zone 12
Condo Fee	\$701

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