

## \$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	158
Zoning	Zone 12
Condo Fee	\$784



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