

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&#246;hkw&#227;nt&#227;win School

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	8
Zoning	Zone 12
Condo Fee	\$567

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Listing information last updated on March 13th, 2025 at 3:17am MDT