## \$224,888 - 402 10504 99 Avenue, Edmonton

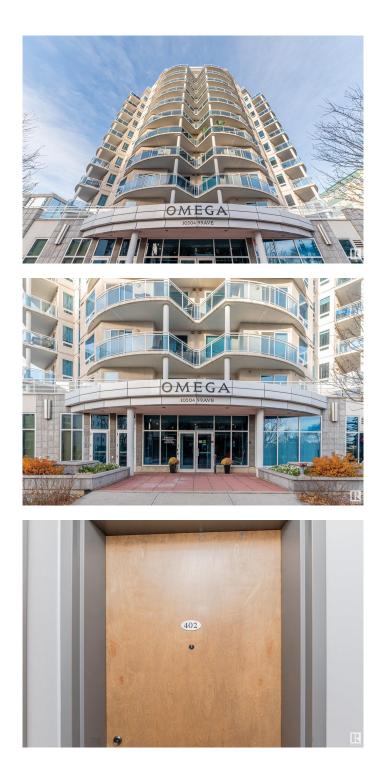
MLS® #E4425563

## \$224,888

1 Bedroom, 1.00 Bathroom, 702 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience urban sophistication in this trendy 1-bedroom condo at the prestigious Omega, overlooking a serene tree-lined street, park, and the scenic River Valley. This spacious, open-concept unit offers a bright living area leading to a Southeast-facing balcony equipped with a gas hookupâ€"perfect for outdoor dining. The well-appointed kitchen features stainless steel appliances, a pantry, and a convenient eating bar. The bedroom includes a large walk-in closet, with a 4-piece bathroom accessible from both the bedroom and hallway. Additional highlights include in-suite laundry, upgraded lighting, laminate and tile flooring, and underground heated parking. The Omega offers a fully equipped exercise room and the convenience of a Starbucks on the main floor. Located just two blocks from Bay LRT station and within walking distance to Jasper Ave, Legislature Grounds, trails, dining, and entertainment, this condo captures the vibrancy of downtown living while nestled in a quiet, established residential setting.



Built in 2004

## **Essential Information**

MLS® #	E4425563
Price	\$224,888

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	2004
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active
Community Infor	mation
Address	402 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2
Amenities	
Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Underground
Interior	
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement
Exterior	
Exterior	Concrete, Stucco

Exterior							
Exterior Features	Golf	Nearby,	Playground	Nearby,	Public	Transportation,	Schools,

	Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	March 13th, 2025
Days on Market	37
Zoning	Zone 12
Condo Fee	\$504

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 April 19th, 2025 at 9:17pm MDT