\$349,900 - 904 10504 99 Avenue, Edmonton

MLS® #E4441654

\$349,900

2 Bedroom, 2.00 Bathroom, 1,337 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

MOTIVATED SELLERS, bring an offer! Stunning and large 1,337 sq.ft. 2 bedroom, 2 bathroom condo that has had amazing kitchen upgrades including a coffee station/bar, TWO BALCONIES with sunrise and sunset views, in-suite laundry and ample storage, heated underground parking, and so much more value. Live on the cusp of Downtown and the River Valley. Walk to the beautiful legislature grounds, Edmonton's iconic festivals, and all your favorite restaurants. The theme of this property is SPACIOUS! You honestly feel like you are living in a house with the amount of space you have, and the only thing that gives it away is that view! The unit is well laid out with the living room, kitchen, dining area on one side, the laundry and storage in the middle, and the massive owner's suite with walk-in closet and full bathroom, the second bedroom, and full bathroom on the other. Add to that bike storage, exercise room, main floor café, prime location, AND Airbnb friendly and you have an amazing investment all around!







Built in 2004

Essential Information

MLS® #	E4441654
Price	\$349,900

Bedrooms	2			
Bathrooms	2.00			
Full Baths	2			
Square Footage	1,337			
Acres	0.00			
Year Built	2004			
Туре	Condo / Townhouse			
Sub-Type	Apartment High Rise			
Style	Single Level Apartment			
Status	Active			
Community Information				
Address	904 10504 99 Avenue			
Area	Edmonton			
Subdivision	Downtown (Edmonton)			
City	Edmonton			
County	ALBERTA			
Province	AB			
Postal Code	T5K 1B2			
Amenities				
Amenities	Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite			
Parking Spaces	1			
Parking	Underground			
Interior				
Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer			
Heating	Baseboard, Natural Gas			
# of Stories	14			
Stories	1			
Has Basement	Yes			
Basement	None, No Basement			
Exterior				
Exterior	Concepto Stucco			

ExteriorConcrete, StuccoExterior FeaturesGolf Nearby, Hillside, Park/Reserve, Shopping Nearby, View City, View

	Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

June 11th, 2025
5
Zone 12
\$983

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