

## \$328,999 - 2401 10136 104 Street, Edmonton

MLS® #E4448122

**\$328,999**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to prestigious downtown living in the Icon I building! You'll love this modern 2 bed, 2 bath condo with south facing balcony and beautiful views. Ceiling height windows in the living/primary rooms extend the view and allow for plenty of natural light. The kitchen features quality cabinets cabinets and stainless appliances and eating bar seating. High end laminate wood flooring is carried throughout the living/dining space as well as both bedrooms. The primary suite also offers views of the city with an ensuite that offers a stand up shower and walk in closet. A generous sized second bedroom, main bath and in-suite laundry complete the unit. Prime location on 104th Street - walk to excellent restaurants, coffee shops, public transit, shops and entertainment. Perfect for a downtown professional or single family. This complex does allow pets with management approval.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448122  |
| Price          | \$328,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,076     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2401 10136 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0B5               |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Security Door, Sprinkler System-Fire |
| Parking Spaces | 2                                                                                                             |
| Parking        | Heated, Tandem, Underground                                                                                   |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                      |
| # of Stories      | 30                                                                                                                     |
| Stories           | 1                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Concrete                               |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Concrete Tiles                         |
| Construction      | Concrete                               |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 12         |
| Condo Fee      | \$727           |

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Listing information last updated on August 29th, 2025 at 7:32pm MDT