# \$319,000 - 1203 9819 104 Street, Edmonton

MLS® #E4416314

## \$319,000

2 Bedroom, 2.00 Bathroom, 1,213 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

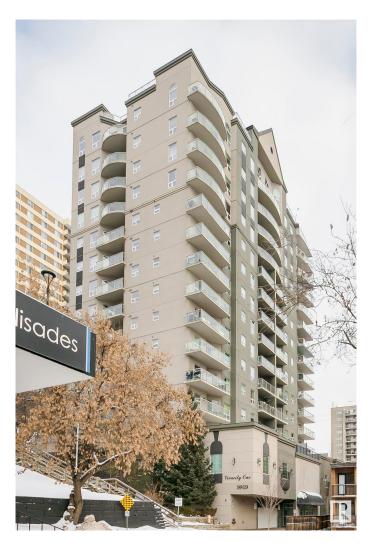
Experience urban living at its finest in this stunning 12th-floor condo offering 1212 sq ft of living space. With 2 bedrooms, 2 full baths, and soaring 10' ceilings, this beautifully remodeled suite features a spacious and modern layout. Enjoy breathtaking city views from your private south-facing balcony 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 vear-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 \$319,000

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 & Damp; Gravel
Construction Concrete, Stucco
Foundation Concrete Perimeter

## **Additional Information**

Date Listed December 18th, 2024

Days on Market 134

Zoning Zone 12

Condo Fee \$784



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 May 1st, 2025 at 2:17am MDT