

## **\$235,000 - 504 10504 99 Avenue, Edmonton**

MLS® #E4424251

**\$235,000**

2 Bedroom, 2.00 Bathroom, 817 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

River Valley steps away? CHECK.  
Walkability? CHECK. Affordable Concrete Highrise? CHECK. Well managed building with reasonable condo fees? CHECK. Pubs, shopping, restaurants, schools nearby? CHECK CHECK CHECK. TWO BED/TWO BATH BRIGHT & TRENDY apartment on the 5th floor. Massive windows overlook a large covered balcony- perfect for an early morning coffee or after-work cocktails. The kitchen is Large and features a HUGE PANTRY. Enjoy an IN-SUITE Laundry Room. AIR CONDITIONING in the main living area. The main bath has a door that leads to a WALK-THROUGH CLOSET to the second bedroom. Perfect to rent out to two people, for students, professionals, downsizers. PRIMARY BEDROOM boasts a three piece ensuite. One titled parking stall. VISITOR PARKING at the side of the building. The OMEGA features a good quality gym with big south-facing windows. A BISTRO on the main floor offers coffee and sandwiches but you don't have to go far for any type of food or drinks regardless. AMAZING opportunity at a GREAT PRICE.

Built in 2004

### **Essential Information**

MLS® #

E4424251



|                |                        |
|----------------|------------------------|
| Price          | \$235,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 817                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 504 10504 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1B2             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Security Door, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 14   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stone, Stucco   |
| Exterior Features | Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 12         |
| Condo Fee      | \$571           |

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Listing information last updated on April 21st, 2025 at 10:32am MDT