

## \$289,500 - 1602 10136 104 Street, Edmonton

MLS® #E4429239

### \$289,500

2 Bedroom, 2.00 Bathroom, 968 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Breathtaking view of Downtown Edmonton and Roger's Place. This spacious 2 bedroom and 2 bath home has many features that include: 9 foot ceilings, renovated 2 tone kitchen with quartz counters and equipped w/ Stainless Steel appliances, open bright floor plan with great flow, two large bedrooms, upgraded luxury vinyl plank (3 months old), walk-in closet, lots of storage, and a balcony with gas line. As for the location, you will find a grocery store, LRT, locally owned shops, cafes and restaurants just steps away. Arts, Museum, Theatre, the Winspear, all steps away. Plus the River Valley is within walking distance and minutes away. The LRT connects you in minutes to the U of A, and NAIT, walk to Grant MacEwan. Enjoy Edmonton's Downtown Farmer's Market Saturdays from May to Oct right out your front door. Located in the sought after 104 Street Warehouse District; one of Edmonton's best streets with a WALK SCORE of 98/100, recognized as one of Canada's top Streets.

Built in 2006

### Essential Information

MLS® #	E4429239
Price	\$289,500
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1602 10136 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0B5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, Parking-Visitor, Secured Parking, Security Door, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Single Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	30
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stone, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby,

	View Downtown
Roof	EPDM Membrane
Construction	Concrete, Brick, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	22
Zoning	Zone 12
Condo Fee	\$608

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Listing information last updated on April 26th, 2025 at 9:02pm MDT