

## \$295,000 - 9819 104 Street, Edmonton

MLS® #E4434621

**\$295,000**

2 Bedroom, 2.00 Bathroom, 930 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

The Vivacity One, the location you have been waiting for & views like no other from this 9th floor unit – as well as the private roof top patio for all owners! This 2006 built condo has 930sqft of living space plus a spacious south facing balcony – 2 bedrooms, 2 bathrooms, in suite storage, in suite laundry, 1 underground stall & views for days! You will love the floor to ceiling windows inside this bright & open concept styled condo – natural light flows throughout. Continue on into the kitchen with ample cabinet & counter space plus an island with breakfast bar. The spacious dining area is open to the large living room with access to the balcony. The primary bedroom has a 3-piece ensuite & large walk-in closet. Bedroom #2 is a good size, the 4-piece bath, laundry & storage complete this perfect condo. Other amenities include the fitness room – close to all shopping, cafes, restaurants, the river valley & so much more! One of the most walkable locations you can find in YEG!

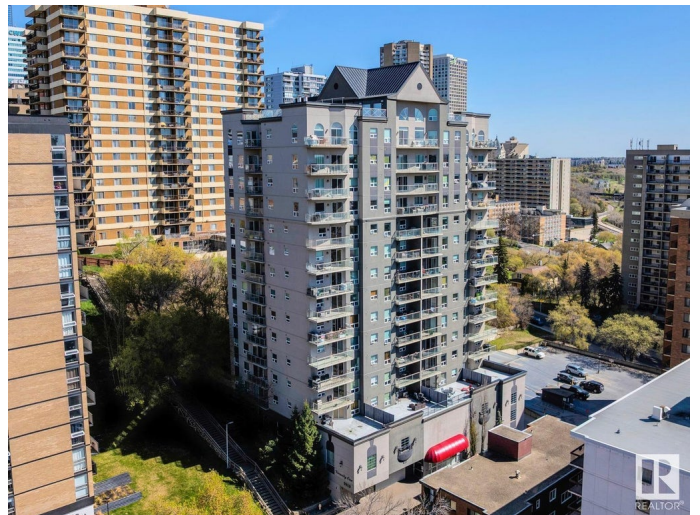
Built in 2006

### Essential Information

MLS® # E4434621

Price \$295,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 930                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9819 104 Street     |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0Y8             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Secured Parking |
| Parking   | Heated, Stall, Underground  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel  |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Garneau School   |
| Middle     | Allendale School |
| High       | Victoria School  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 41            |
| Zoning         | Zone 12       |
| Condo Fee      | \$746         |

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Listing information last updated on June 15th, 2025 at 5:47am MDT