

\$239,900 - 306 9819 104 Street, Edmonton

MLS® #E4432463

\$239,900

2 Bedroom, 2.00 Bathroom, 932 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

VIEW!!! Come check out this affordable 2 bed 2 full bath 932 sq ft condo in Vivacity One. This corner end unit beauty has granite counters, A/C, 9 ft ceilings, full dining area, insuite laundry, and laminate flooring. The primary features a walk in closet and a 4 pce ensuite. The ample second bedroom has plenty of room. Step outside to a beautiful south river valley view on your large balcony complete with gas bbq line. Downstairs you'll find a titled heated underground parking stall directly across from the door. This building has incredible amenities including a gym and an absolutely stunning rooftop patio. This unit is in a tremendous location close to the action of Jasper Av but set away a bit to maximize quiet time. Condo fees include ALL utilities. Get into the condo market today!

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432463 |
| Price | \$239,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 932 |
| Acres | 0.00 |
| Year Built | 2006 |



| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 306 9819 104 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 0Y8 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Exercise Room, No Animal Home, Parking-Visitor, Security Door, Rooftop Deck/Patio |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Heat Pump, Natural Gas |
| # of Stories | 13 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Stucco |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, River Valley View, View City, View Downtown |
| Roof | Tar & Gravel |
| Construction | Concrete, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 4 |

| | |
|-----------|---------|
| Zoning | Zone 12 |
| Condo Fee | \$612 |

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 April 28th, 2025 at 6:47am MDT