

## \$300,000 - 1102 9819 104 St, Edmonton

MLS® #E4446892

**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,206 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Stunning 3-BEDROOM PENTHOUSE-STYLE Condo with ONE UNDERGROUND PARKING in the Heart of Downtown Edmonton! NEW PAINT, NEW BLINDS, BRAND NEW LVP FLOORING throughout the unit. AMPLE OF VISITOR PARKING on East Side. Perched on the 11th floor of a secure, well-maintained building, this unit offers modern open-concept with sweeping city views. The bright and airy layout features generous-sized bedrooms, sleek finishes, and an abundance of natural light throughout. Enjoy exclusive access to a fully equipped fitness centre, a spectacular rooftop patio perfect for entertaining or unwinding, and the peace of mind of one underground titled parking stall. This pet-free building ensures a quiet and pristine living environment. Located steps away from shopping, dining, the Ice District, and LRT access—this is downtown living at its finest! Unit comes with its own HEAT PUMP which will keep you chill in the summer months and will help heat your Home in winter months. Some pictures are virtually staged.

Built in 2006

### Essential Information

MLS® #	E4446892
Price	\$300,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1102 9819 104 St
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Y8

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, No Animal Home, Parking-Visitor, Sprinkler System-Fire, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Heat Pump, Natural Gas
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Public Transportation, River View, Schools, Shopping Nearby, View

	Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
Zoning	Zone 12
Condo Fee	\$807

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 July 11th, 2025 at 4:02pm MDT