

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

MLS® #E4441203

**\$300,000**

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

Downtown (Edmonton), Edmonton, AB

Urban luxury meets convenience in this stunning 3-bedroom penthouse-style condo in the heart of downtown Edmonton! Perched on the 11th floor of a secure, well-maintained building, this spacious unit offers modern open-concept living 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 unit in the mild winter months. New Blinds, New flooring is being installed throughout the unit. Some pictures are virtually staged.

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4441203  |
| 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    | June 8th, 2025 |
| Days on Market | 8              |
| 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 June 16th, 2025 at 4:47am MDT