

## \$259,900 - 904 9819 104 Street, Edmonton

MLS® #E4458900

**\$259,900**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Life is Better at Vivacity One! This 9th-floor south-facing condo boasts breathtaking views of Edmonton's river valley and is just steps from parks, trails, and all the conveniences of downtown. Inside, you'll find 2 bedrooms, 2 bathrooms, in-suite laundry, and soaring 9-ft ceilings. The thoughtful floor plan is bright and functional, with large windows that flood the space with natural light all day. Enjoy ample in-suite storage and the convenience of a heated underground parking stall located near the door and elevator. Building amenities include a fitness centre and a rooftop garden patio. Condo fees cover all utilities. This condo is move-in ready and exceptionally priced, and is the perfect blend of comfort, convenience, and lifestyle.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458900  |
| Price          | \$259,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 872       |
| Acres          | 0.00      |
| Year Built     | 2006      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 904 9819 104 Street |
| 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, No Smoking Home, Parking-Extra, Parking-Visitor, Patio |
| Parking Spaces | 1                                                                                                    |
| Parking        | Underground                                                                                          |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| # of Stories      | 12                                                                                                                     |
| Stories           | 1                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                               |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                   |
| Construction      | Concrete, Stucco                                                                                               |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 35      |
| Zoning         | Zone 12 |
| Condo Fee      | \$686   |

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Listing information last updated on October 27th, 2025 at 5:47am MDT