

## **\$235,000 - 504 10504 99 Avenue, Edmonton**

MLS® #E4424251

**\$235,000**

2 Bedroom, 2.00 Bathroom, 817 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

River Valley steps away? CHECK.  
Walkability? CHECK. Affordable Concrete Highrise? CHECK. Well managed building with reasonable condo fees? CHECK. Pubs, shopping, restaurants, schools nearby? CHECK CHECK CHECK. TWO BED/TWO BATH BRIGHT & TRENDY apartment on the 5th floor. Massive windows overlook a large covered balcony- perfect for an early morning coffee or after-work cocktails. The kitchen is Large and features a HUGE PANTRY. Enjoy an IN-SUITE Laundry Room. AIR CONDITIONING in the main living area. The main bath has a door that leads to a WALK-THROUGH CLOSET to the second bedroom. Perfect to rent out to two people, for students, professionals, downsizers. PRIMARY BEDROOM boasts a three piece ensuite. One titled parking stall. VISITOR PARKING at the side of the building. The OMEGA features a good quality gym with big south-facing windows. A BISTRO on the main floor offers coffee and sandwiches but you don't have to go far for any type of food or drinks regardless. AMAZING opportunity at a GREAT PRICE.

Built in 2004

### **Essential Information**

MLS® #

E4424251



Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	504 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

### Amenities

Amenities	Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Security Door, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	58
Zoning	Zone 12
Condo Fee	\$571

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