

## \$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	7
Zoning	Zone 12
Condo Fee	\$807

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