

## \$319,000 - 1203 9819 104 Street, Edmonton

MLS® #E4416314

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,213 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience urban living at its finest in this stunning 12th-floor condo offering 1212 sq ft of living space. With 2 bedrooms, 2 full baths, and soaring 10' ceilings, this beautifully remodeled suite features a spacious and modern layout. Enjoy breathtaking city views from your private south-facing balcony with a natural gas BBQ hookup, plus panoramic east and west vistas, including the river valley. The open-concept design includes granite countertops, stainless steel appliances, and ample storage. The primary bedroom has an ensuite with a soaker tub and separate shower. In-suite laundry, central A/C, and two heated underground parking stalls add year-round convenience. The secure, well-maintained building also features a rooftop patio perfect for relaxing or entertaining. Close to shops, restaurants, and transit, this condo blends style, comfort, and investment potential.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4416314  |
| Price      | \$319,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,213                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1203 9819 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0Y8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 10 ft., Exercise Room, No Animal Home, No Smoking Home, Secured Parking, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Heated, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 13  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Concrete, Stucco              |
| Exterior Features | River Valley View, River View |
| Roof              | Tar & Gravel                  |
| Construction      | Concrete, Stucco              |
| Foundation        | Concrete Perimeter            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 123                 |
| Zoning         | Zone 12             |
| Condo Fee      | \$784               |



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