## \$224,888 - 402 10504 99 Avenue, Edmonton

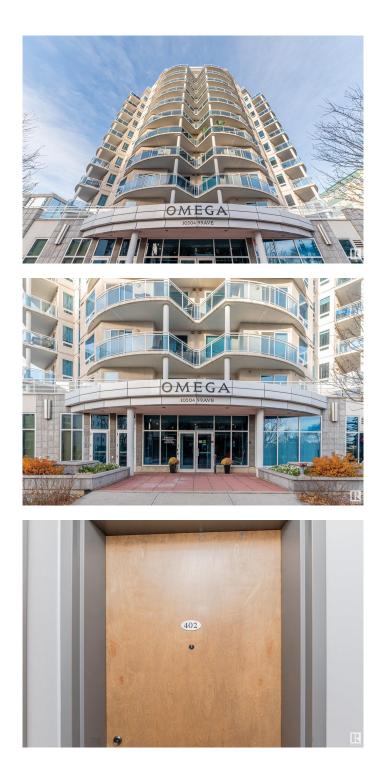
MLS® #E4425563

## \$224,888

1 Bedroom, 1.00 Bathroom, 702 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience urban sophistication in this trendy 1-bedroom condo at the prestigious Omega, overlooking a serene tree-lined street, park, and the scenic River Valley. This spacious, open-concept unit offers a bright living area leading to a Southeast-facing balcony equipped with a gas hookupâ€"perfect for outdoor dining. The well-appointed kitchen features stainless steel appliances, a pantry, and a convenient eating bar. The bedroom includes a large walk-in closet, with a 4-piece bathroom accessible from both the bedroom and hallway. Additional highlights include in-suite laundry, upgraded lighting, laminate and tile flooring, and underground heated parking. The Omega offers a fully equipped exercise room and the convenience of a Starbucks on the main floor. Located just two blocks from Bay LRT station and within walking distance to Jasper Ave, Legislature Grounds, trails, dining, and entertainment, this condo captures the vibrancy of downtown living while nestled in a quiet, established residential setting.



Built in 2004

## **Essential Information**

MLS® #	E4425563
Price	\$224,888

Bedrooms	1			
Bathrooms	1.00			
Full Baths	1			
Square Footage	702			
Acres	0.00			
Year Built	2004			
Туре	Condo / Townhouse			
Sub-Type	Apartment High Rise			
Style	Single Level Apartment			
Status	Active			
Community Information				
Address	402 10504 99 Avenue			
Area	Edmonton			
Subdivision	Downtown (Edmonton)			
City	Edmonton			
County	ALBERTA			
Province	AB			
Postal Code	T5K 1B2			
Amenities				
Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows			
Parking Spaces	1			
Parking	Underground			
Interior				
Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings			
Heating	Baseboard, Natural Gas			
# of Stories	15			
Stories	1			
Has Basement	Yes			
Basement	None, No Basement			
Exterior				
Exterior	Concrete, Stucco			

Exterior							
Exterior Features	Golf	Nearby,	Playground	Nearby,	Public	Transportation,	Schools,

	Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	March 13th, 2025
Days on Market	39
Zoning	Zone 12
Condo Fee	\$504

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Listing information last updated on April 21st, 2025 at 4:17am MDT