

\$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	61
Zoning	Zone 12
Condo Fee	\$571

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Listing information last updated on May 6th, 2025 at 5:17pm MDT