

## \$259,900 - 703 10226 104 Street, Edmonton

MLS® #E4437375

**\$259,900**

1 Bedroom, 1.00 Bathroom, 584 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

~ ABSOLUTELY MINT CONDITION ONE BEDROOM UNIT in FOX ONE ~ GREAT LOCATION in DOWNTOWN EDMONTON STEPS to the ICE DISTRICT ~ BEAUTIFUL VIEW of ROGERS PLACE & ICE DISTRICT ~ HEATED UNDERGROUND PARKING ~ This amazing unit has tons of features including: Bright open floor plan, 9 foot ceilings, Quartz Countertops, Island in the Kitchen, Tons of cupboard space, eat up bar on the kitchen island, Huge Balcony with a GAS LINE and tons of room for a BBQ and patio furniture not to mention the balcony has also has views NW & NE, STAINLESS STEEL APPLIANCES, full backsplash in the kitchen, In-Suite Laundry room, walking distance to farmer's market, Roger's Place, cafes, restaurants, bars and Edmonton Centre plus all of what downtown Edmonton has to offer. This is a great unit for entertaining with its wide open floor plan and massive end to end balcony. This unit show a 10 out of 10 and there is nothing left to do but move in and enjoy. Hurry before this perfect unit is gone.

Built in 2014

### Essential Information

MLS® # E4437375

Price \$259,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	584
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	703 10226 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1B8

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	28
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Steel, Brick, Stone, Stucco
Exterior Features	Back Lane, Creek, Flat Site, Golf Nearby, Low Maintenance Landscape, Not Fenced, Public Transportation, Schools, Shopping Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Steel, Brick, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	34
Zoning	Zone 12
Condo Fee	\$291

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