

# \$320,000 - 904 10504 99 Avenue, Edmonton

MLS® #E4454772

**\$320,000**

2 Bedroom, 2.00 Bathroom, 1,365 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This 1,365sqft 2-bedroom, 2-bathroom condo offers rare space and style right on the cusp of Downtown Edmonton and the River Valley. The unit features TWO balconies—perfect for enjoying both sunrise and sunset views—plus in-suite laundry, ample storage & heated underground titled parking. The recently upgraded kitchen includes a custom coffee bar/station, quartz counters, and stainless appliances. The thoughtful layout separates the bedrooms for privacy, with the massive primary suite boasting a walk-in closet & full ensuite. The property offers bike storage, an exercise room, a main floor café, and is Airbnb friendly—making it a fantastic home or investment. Step outside and walk to the Legislature Grounds, River Valley trails, Edmonton’s iconic festivals, Rogers Place, and top restaurants. With space that truly feels like a house but with the convenience of condo living, this is one of the best values downtown!

Built in 2004

## Essential Information

MLS® #	E4454772
Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,365
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	904 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

### Amenities

Amenities	Air Conditioner, Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite
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
Heating	Baseboard, Natural Gas
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Landscaped, Private Setting, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 26th, 2025  
Days on Market                1  
Zoning                              Zone 12  
Condo Fee                        \$983

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