

## \$399,999 - 2502 10136 104 Street, Edmonton

MLS® #E4390635

**\$399,999**

2 Bedroom, 2.00 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**BEST LOCATION** - Million-dollar view from the 25th floor. Splendid view of the city skyline.

From the 2 balconies, you can basically view the whole city. The unbelievable beauty of the city downtown at night with multi-city lights.

This condo in the most desirable hi-rise in the heart of the city within walking distance to various locations such as the Ice District, the YMCA, the City Centre Shopping Mall, The Grant MacEwan University, the Alberta Museum, the LRT, the high-end restaurants, the theatre, etc. Too numerous to mention.

This 2 beds and 2 baths condo has everything you would want. Great security. Tandem parking in the heated underground parking.

You will love where you live. Farmers' market in front of the building during the summertime. Come here now to live in the magic of city centre living. Tenants' rights. 24 hour notice if possible.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4390635  |
| Price          | \$399,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,259     |



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

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2502 10136 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0B5               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Heated, Tandem, Underground, See Remarks   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, See Remarks |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 30   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stone, Stucco  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2024 |
| Days on Market | 331            |
| Zoning         | Zone 12        |
| Condo Fee      | \$751          |



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Listing information last updated on April 30th, 2025 at 2:02pm MDT