

## \$273,990 - 10136 104 Street, Edmonton

MLS® #E4416805

**\$273,990**

2 Bedroom, 2.00 Bathroom, 980 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Spectacular east views with plenty of living space. Wonderful Northeast and East views over The Ice District and 104 Street. This home features 2 spacious bedrooms, 2 generous sized full baths, open kitchen, with SS appliances, loads of cupboards and extended counter, walk in closet in large master bedroom, insuite laundry, open concept living room, heated and secured titled parking. Enjoy the sunny days on your private balcony, plenty of room for furniture and entertaining. You choose if you hook up a BBQ or a cozy gas heater with the convenient gas line. Icon I boasts a superb location with shops, cafes and restaurants just steps away. The Business/Financial District, Ice District, Macewan University, Arts, Theatre, the Winspear, fitness, the River Valley are within walking distance. The LRT connecting you in minutes to the U of A, Southgate, NE and Nait is across the street. Urban living perfectly perched not too low nor too high, it's just right to get the DT vibe without the Bustle.

Built in 2006

### Essential Information

MLS® # E4416805

Price \$273,990

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	30
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, View City
Roof	EPDM Membrane
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 1st, 2025
Days on Market	166
Zoning	Zone 12
Condo Fee	\$608

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