

## \$319,900 - 10136 104 Street, Edmonton

MLS® #E4440107

**\$319,900**

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

AMAZING PRICE! BIGGER SQFT UNIT WITH AMAZING VIEWS! 2BED/ 2BATH/ 2PARKING (TANDEM STALL) Perched on the 27th floor, this spacious 1089 sq ft condo offers breathtaking views of Rogers Place and West Edmonton. Featuring one of the largest floor plans in the building, this clean and bright unit boasts a white kitchen with stainless steel appliances, wood floors throughout with neutral finishings, an open concept living space, and a generous primary suite with ensuite. Enjoy sunsets from your expansive windows and the unbeatable convenience of a tandem parking stall for two vehicles. Priced to sell—this is the best value in the building! Don't miss your chance to own a sky-high gem in the heart of downtown.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440107  |
| Price          | \$319,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,089     |
| 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 | See Remarks                  |
| Parking   | Heated, Parkade, Underground |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Concrete, Brick    |
| Exterior Features | See Remarks        |
| Roof              | Concrete Tiles     |
| Construction      | Concrete, Brick    |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 12        |

Condo Fee                    \$727

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Listing information last updated on June 16th, 2025 at 4:32am MDT