



Edmonton **Downtown (Edmonton)** **LP:** \$295,000
 #2004 10152 104 ST NW T5J 0B6 **SP:** M

Listing ID # E4478967 **ACTIVE**
Building Type Apartment High Rise
Style Single Level Apartment
Year Built 2009
Full Baths 2
Half Baths 0
Total Baths 2.0
Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 79.41

URL-Virtual Tour **URL-Brochure** **Tot Flr AG SqFt** 854.77

Finally—a renovated 104th Street condo! Tired of looking at listing after listing of dated, contractor-grade kitchens and flooring? You're in luck. This south-facing 20th-floor unit has been fully renovated and features over 850 square feet of high-end finishes. Beautiful wide-plank oak hardwood runs throughout the 2-bed, 2-bath layout. The large kitchen showcases new cabinets for extra storage, white quartz countertops, and stainless steel appliances. The dining area is spacious enough for a table plus bar seating, and the living room is complete with a million-dollar panoramic view of the city. The primary bedroom features a 4-piece ensuite with modern tile and a walk-in closet. A generous second bedroom offers the flexibility for either a roommate or a home office. An additional 3-piece bathroom, in-suite laundry, air conditioning, and heated secure parking complete the package. Located on downtown's most historic street, you're just steps away from food, coffee, and events. Come see it for yourself!

Directions

Living Room	4.78x3.58	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.09x1.71	M	Bedroom 4	1	3	M	No	Main		
Kitchen	3.66x3.09	M		2	4	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.38x2.88	M		6				Tot Flr AG	79.41	854.77
Bedroom 2	3.66x3.03	M		7				# Finished	1	

Heat Source Natural Gas
Heat Type Baseboard
Foundation Concrete
Roof Type EPDM Membrane
Exterior Brick, Stucco
Flooring Ceramic Tile, Hardwood
Features Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Security Door

Construction Concrete
Basement None / No Basement
Separate Ent
2nd Suite **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape **Front Exposure** East
Lot Size SqM 9.45 **F x D (m)** x
Zoning
Tax Amount \$2,539.83 / 2025
Conform Type
Conform Year

Goods Incl Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Goods Excl

Warranty

Site Features Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown

Fireplace
FP Fuel
FP Type

Parking Heated, Parkade, Stall, Underground

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Road Access Paved

Park Encl/Tot 1 / 1 **Garage Dim**

Condo Name	Icon II	Floor Location	Other	Floor#	20
Condo Fee	\$713.12	#Floors in Build	35	Elevator	Yes
Fee Includes	Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common		Balcony/Terrace	Yes	Min Age
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	S		