

## \$205,000 - 1301 9819 104 Street, Edmonton

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MLS® #E4426720

**\$205,000**

1 Bedroom, 1.00 Bathroom, 699 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Sky-High Style Downtown Penthouse Living! Experience the pinnacle of urban living breathtaking 1bedroom penthouse w/ dedicated office space, soaring above the city w/ panoramic skyline views. Designed for those who crave style & convenience, this open-concept gem is flooded w/ natural light from oversized windows, making every moment feel effortlessly luxurious. The sleek, granite-clad kitchen is a chef's dream, fully equipped w/ a stove, oven, fridge, & dishwasher—all seamlessly integrated into the modern design. Stacked washer/dryer is discreetly tucked away in the storage room off the spacious walk-through closet. The bedroom is a true retreat, offering direct access to the main bath via a clever cheater door. The flexible office nook is perfect for remote work or creative pursuits. Step outside to your private balcony, fire up the included Weber BBQ, & soak in the city's energy. Amenities: underground parking, storage cage, rooftop patio & a well-equipped building gym. Brand-new Heat pump upgrade.



Built in 2006

### Essential Information

MLS® # E4426720

Price \$205,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	699
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1301 9819 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Y8

### **Amenities**

Amenities	Exercise Room, Patio, Storage Cage, Rooftop Deck/Patio
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks

Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	116
Zoning	Zone 12
Condo Fee	\$454

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