

## \$213,000 - 10152 104 Street, Edmonton

MLS® #E4442408

**\$213,000**

1 Bedroom, 1.00 Bathroom, 723 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this stylish and well-appointed one-bedroom condo in the heart of downtown Edmonton. Boasting over 720 square feet of thoughtfully designed living space in the sought-after ICON II building, this unit offers a comfortable balance of function and flair. The kitchen is equipped with modern finishes and ample cabinetry, making meal prep and snacking equally satisfying. The bedroom provides a quiet retreat with generous closet space, while the full bathroom delivers both comfort and convenience. What really sets this condo apart is its unbeatable location. Just steps from lively Rogers Place, whether you're a die-hard sports fan or concert enthusiast, you're™ never far from the action. Commuter? The nearby LRT station makes getting around the city simple. Weekend brunch or evening coffee runs are also a breeze with plenty of cafes, restaurants, and shops within walking distance.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442408  |
| Price      | \$213,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 723                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10152 104 Street    |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 0B6             |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Secured Parking, See Remarks |
| Parking   | Heated, Underground                                                          |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                 |
| # of Stories | 35                                                                                                     |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stone, Stucco                                                         |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane                                                                          |
| Construction      | Concrete, Brick, Stone, Stucco                                                         |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 12         |
| Condo Fee      | \$613           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 8:17pm MDT