

## \$275,000 - 1304 10152 104 Street, Edmonton

MLS® #E4449118

**\$275,000**

2 Bedroom, 2.00 Bathroom, 845 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Live in the Heart of Downtown with Spectacular Views! Welcome to Unit 1304 in the sought-after Icon II building, located on Edmonton's vibrant 104 Street Promenade! This stylish 2-bedroom, 2-bathroom condo offers the perfect blend of modern urban living and everyday comfort. Enjoy incredible panoramic views of the city skyline from your private balcony, perfect for morning coffee or evening sunsets. The open-concept layout features floor-to-ceiling windows, a spacious living and dining area, and a sleek kitchen with granite countertops, stainless steel appliances, and a large island—ideal for entertaining. The primary bedroom includes a walk-through closet and private ensuite, while the second bedroom is perfect for guests, a home office, or additional living space. Additional highlights include in-suite laundry, and an underground heated parking stall for year-round comfort and convenience. Located just steps from cafes, restaurants, the Ice District, Rogers Place, LRT, and more!

Built in 2009

### Essential Information

MLS® # E4449118

Price \$275,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 845                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1304 10152 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0B6               |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, Parking-Visitor, Television Connection |
| Parking Spaces | 1                                                                                                      |
| Parking        | Heated, 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      | 35                                                                                                            |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                             |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, |

Schools, Shopping Nearby, View City, View Downtown

|              |                         |
|--------------|-------------------------|
| Roof         | EPDM Membrane           |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 110             |
| Zoning         | Zone 12         |
| Condo Fee      | \$713           |

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Listing information last updated on November 9th, 2025 at 2:17am MST