

## \$284,900 - 1206 9819 104 Street, Edmonton

MLS® #E4456292

**\$284,900**

2 Bedroom, 2.00 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience downtown living at its finest in this stunning 1,253 sq. ft. high-rise condo with southwest views of Edmonton's skyline and river valley. This 2 bedroom, 2 bathroom home offers soaring 10 ft ceilings, central air conditioning, rich hardwood, and ceramic tile flooring that create an open and inviting feel. The spacious living room, dining area, and kitchen are filled with natural light from the large windows, making it perfect for both relaxing and entertaining. The primary suite is a true retreat with a walk-in closet, a 4-piece ensuite, and direct access to a private balcony where you can unwind and take in the views. A second bedroom and another full 4-piece bath add comfort and convenience for guests. Step outside your unit and enjoy the rooftop terrace with plenty of space for summer gatherings or quiet evenings under the stars. Just minutes from Victoria Golf Course, the river valley, and shopping along Jasper Avenue, this condo offers not just a home but an exceptional downtown lifestyle.

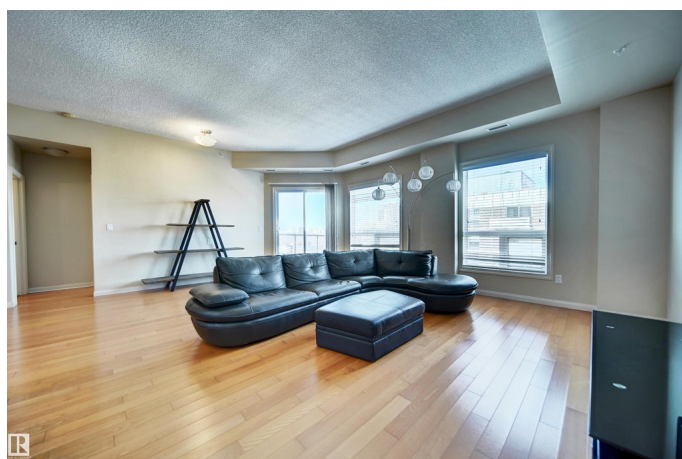
Built in 2006

### Essential Information

MLS® # E4456292

Price \$284,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,252                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1206 9819 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0Y8              |

### Amenities

|                |                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Television Connection |
| Parking Spaces | 2                                                                                                                                                                                                                              |
| Parking        | Double Indoor, Heated, Parkade, Underground                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, 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, View Downtown |
| Roof              | Tar & Gravel                                                                                                      |
| Construction      | Concrete, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Garneau School  |
| Middle     | McKernan School |
| High       | Victoria School |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 51                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$910               |

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Listing information last updated on October 26th, 2025 at 5:32pm MDT