

# \$159,000 - 1906 9903 104 St, Edmonton

MLS® #E4404103

**\$159,000**

2 Bedroom, 1.50 Bathroom, 905 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**UNBEATABLE LOCATION!** Don't miss this opportunity to own a **DOWNTOWN TOP FLOOR PENTHOUSE!** Spacious two bedroom two bathroom **END UNIT** has million dollar river valley views of the east & south skyline! This unit features a spacious living room, gallery kitchen, two good sized bedrooms & an in-suite storage room. The master bedroom offers walkthrough double closets & a 2pc ensuite attached. Enjoy a summer BBQ with friends on your **HUGE** patio overlooking the river valley! Features include **AIR CONDITIONING**, swimming pool, sauna, gym, outdoor patio, social room and guest suite. Condo fees include **ALL** utilities & an assigned underground parking stall. Fantastic location, 98% walk score, 86% transit score. Walking distance to LRT, UofA, River Valley, Muttart Conservatory, Farmerâ€™s Market, Ice District, Downtown & much more.

Built in 1973

## Essential Information

MLS® #	E4404103
Price	\$159,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	905
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1906 9903 104 St
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0E4

### Amenities

Amenities	Air Conditioner, Exercise Room, Guest Suite, Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite
Parking	Parkade, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	22
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Picnic Area, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel

Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 29th, 2024
Days on Market	197
Zoning	Zone 12
Condo Fee	\$900

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