

## \$220,000 - 1301 9819 104 Street, Edmonton

MLS® #E4426720

**\$220,000**

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 \$220,000



|                |                        |
|----------------|------------------------|
| 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 | 28               |
| Zoning         | Zone 12          |
| Condo Fee      | \$450            |

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Listing information last updated on April 17th, 2025 at 6:47pm MDT