

# \$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.

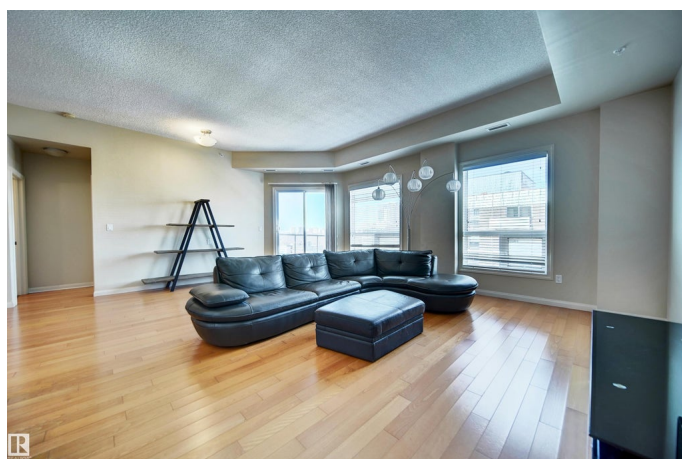
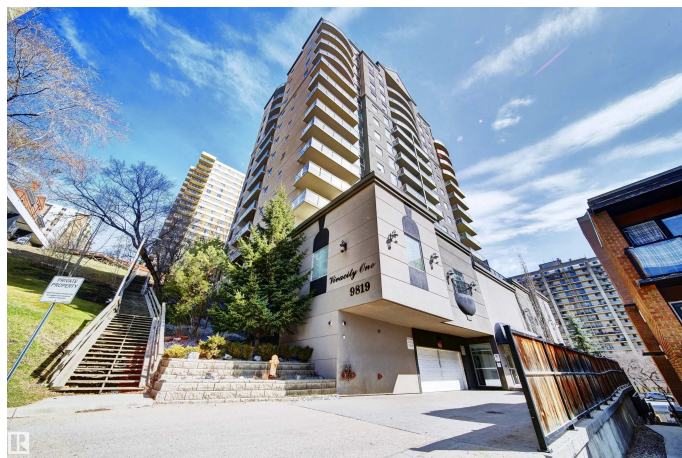
Built in 2006

## 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
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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	2
Zoning	Zone 12
Condo Fee	\$910

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Listing information last updated on September 7th, 2025 at 1:17am MDT