

## \$225,000 - 401 10504 99 Avenue, Edmonton

MLS® #E4459550

**\$225,000**

1 Bedroom, 1.00 Bathroom, 615 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

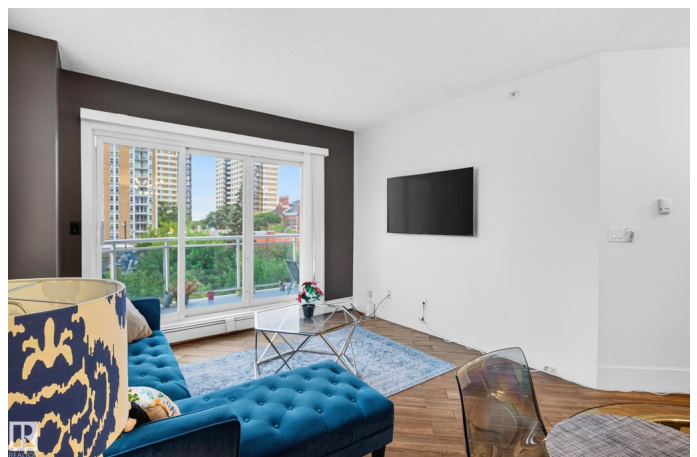
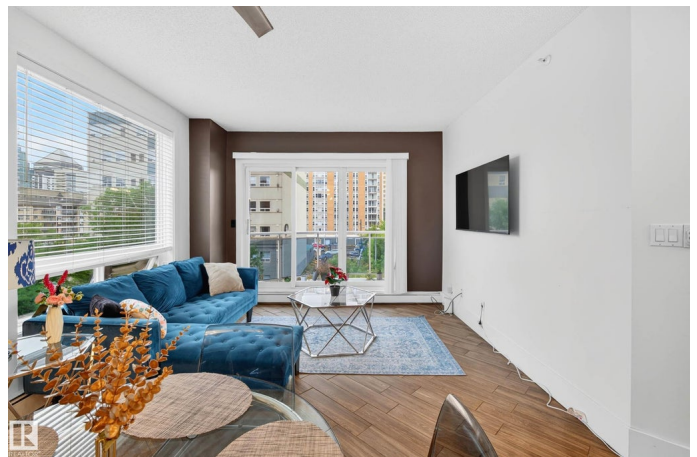
Welcome to The Omega, ideally located in the heart of downtown Edmonton. This renovated 1-bedroom, 1-bathroom condo offers stylish living with a thoughtful layout and abundant natural light. The modern kitchen has sleek cabinetry, quartz countertops, stainless steel appliances, and ample storage. The open-concept living and dining area is bright and airy, leading onto a south-facing balcony with city views, the perfect spot for morning coffee or evening unwinding. The spacious bedroom features warm cork flooring and large windows, while the renovated bathroom adds a fresh, contemporary feel. Additional highlights include in-suite laundry, generous storage, and a titled underground heated parking stall. Residents of The Omega enjoy access to a fitness centre, secure key fob entry, and a pet-friendly community. Condo fees conveniently include heat and water. With Rogers Place, the River Valley, and some of Edmonton's best restaurants and cafés steps away, this home blends lifestyle and location seamlessly.

Built in 2004

### Essential Information

MLS® # E4459550

Price \$225,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 615                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 401 10504 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1B2             |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                            |
| Parking        | Underground                                                                                                                                  |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas                                                    |
| # of Stories | 13                                                                                   |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Concrete, Stucco                                      |
| Exterior Features | Public Transportation, Shopping Nearby, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Unknown            |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 12              |
| Condo Fee      | \$482                |

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Listing information last updated on October 20th, 2025 at 12:32pm MDT