Courtesy Of Michael D Melnychuk Of Century 21 All Stars Realty Ltd

$224,900 - 504 9819 104 Street, Edmonton

MLS® #E4446331

$224,900
2 Bedroom, 2.00 Bathroom, 887 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Live in the heart of downtown Edmonton at Vivacity One, where urban lifestyle meets scenic beauty! Just steps to the River Valley trail system, Legislature Grounds, shopping, dining, transit, and LRTâ€"this prime location offers unmatched walkability and connectivity. This 2 bed, 2 bath condo (ELECTRICITY INCLUDED) offers and a bright, south-facing layout with large windows and balcony showcasing stunning river valley views. The open concept design features a modern kitchen with granite countertops, stainless steel appliances, and a center island perfect for entertaining. Enjoy a spacious living and dining area filled with natural light. The primary suite includes a walk-through closet and 4-piece ensuite, while the second bedroom is ideal for guests or a home office. Additional features include central A/C, in-suite laundry, and 1 titled underground parking stall. The building offers visitor parking and a full fitness center, making this the perfect for any investor or first time buyer!

Built in 2006

Essential Information

MLS® #	E4446331
Price	$224,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	504 9819 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Y8

Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Parking-Visitor, Sprinkler System-Fire, Natural Gas BBQ Hookup
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	Flat

Construction	Concrete
Foundation	Concrete Perimeter

School Information

Elementary	Garneau School
Middle	McKernan School
High	Victoria School

Additional Information

Date Listed	July 7th, 2025
Days on Market	93
Zoning	Zone 12
Condo Fee	$611

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