

## \$399,900 - 901 10504 99 Avenue, Edmonton

MLS® #E4452940

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,370 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience elevated downtown living in this 2 bed, 2 bath condo with spectacular views in the sought-after Omega building. Steps from river valley trails, Jasper Ave, LRT, shops, and restaurants. This "house in the sky" offers 9'™ ceilings, laminate floors, tiled baths, & south, east & north exposures. Enjoy 2 balconies—one off the living room with river valley views & gas BBQ hookup, the other off the primary suite with city views.

Open-concept layout perfect for entertaining, kitchen with maple cabinetry, corner pantry, raised eating bar, and stainless steel appliances. The spacious dining area once held a 12-seat table. The primary bedroom includes built-in wardrobes and a 4pc ensuite; the second bedroom has a walk-in closet and access to another 4pc bath. Large in-suite storage, laundry with high-efficiency washer/dryer, A/C, and underground titled parking. Condo fees include heat, water, building insurance, and access to the on-site gym. A charming café with patio is located on the main floor.

Built in 2004

### Essential Information

MLS® # E4452940

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,370                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 901 10504 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1B2             |

### Amenities

|                |                                                                                                                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                                                                                         |
| Parking        | Parkade                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Garage Control, Intercom, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                                                              |
| # of Stories      | 13                                                                                                                                                                             |
| Stories           | 1                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | None, No Basement                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                          |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                                                              |
| Construction      | Concrete, Stucco                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$975             |

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Listing information last updated on August 22nd, 2025 at 11:32pm MDT