

## \$239,900 - 306 9819 104 Street, Edmonton

MLS® #E4432463

**\$239,900**

2 Bedroom, 2.00 Bathroom, 932 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**VIEW!!!** Come check out this affordable 2 bed 2 full bath 932 sq ft condo in Vivacity One. This corner end unit beauty has granite counters, A/C, 9 ft ceilings, full dining area, insuite laundry, and laminate flooring. The primary features a walk in closet and a 4 pce ensuite. The ample second bedroom has plenty of room. Step outside to a beautiful south river valley view on your large balcony complete with gas bbq line. Downstairs you'll find a titled heated underground parking stall directly across from the door. This building has incredible amenities including a gym and an absolutely stunning rooftop patio. This unit is in a tremendous location close to the action of Jasper Av but set away a bit to maximize quiet time. Condo fees include ALL utilities. Get into the condo market today!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432463  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 932       |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 9819 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0Y8             |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exercise Room, No Animal Home, Parking-Visitor, Security Door, Rooftop Deck/Patio |
| Parking   | Heated, Underground                                                                                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, 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, Public Swimming Pool, Public Transportation, River Valley View, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                          |
| Construction      | Concrete, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$612   |

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Listing information last updated on May 1st, 2025 at 12:47pm MDT