

## \$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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