# \$269,900 - 2303 10152 104 Street, Edmonton

MLS® #E4451185

#### \$269,900

2 Bedroom, 2.00 Bathroom, 844 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Live the high-rise lifestyle in the heart of downtown Edmonton! Surrounded by some of the city's best restaurants, shopping, and entertainment, this 23rd-floor corner unit in Icon II puts you just steps from the Farmer's Market, Ice District, Rogers Place, MacEwan University, the LRT pedway, and everything else you need. Inside, this 2 bed, 2 bath condo offers a bright and open layout with floor-to-ceiling windows, showcasing panoramic southeast views of the River Valley and downtown skyline. The wraparound balcony is perfect for morning coffee or entertaining in the sun. Recently updated with brand new luxury vinyl plank flooring and fresh paint, the space feels like new. The modern kitchen features granite countertops, espresso cabinetry, stainless steel appliances, and a breakfast bar. You'll also enjoy in-suite laundry, underground heated parking, visitor parking, and immediate possession. All in a well-managed concrete building in one of Edmonton's most walkable locations!

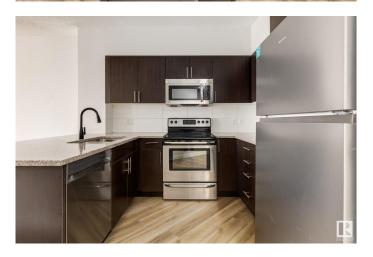


# **Essential Information**

MLS® # E4451185 Price \$269,900







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 844

Acres 0.00

Year Built 2009

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

# **Community Information**

Address 2303 10152 104 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5J 0B6

## **Amenities**

Amenities On Street Parking, Detectors Smoke, No Animal Home, No Smoking

Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social

Rooms, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings

Heating Baseboard, Natural Gas

# of Stories 35

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Brick, Stone, Stucco

Exterior Features Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool,

Public Transportation, River Valley View, Schools, Shopping Nearby, Ski

Hill Nearby, View City, View Downtown

Roof EPDM Membrane

Construction Concrete, Brick, Stone, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 5th, 2025

Days on Market 90

Zoning Zone 12

Condo Fee \$701

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Listing information last updated on November 3rd, 2025 at 7:18pm MST