

## \$269,900 - 703 10226 104 Street, Edmonton

MLS® #E4426199

**\$269,900**

1 Bedroom, 1.00 Bathroom, 584 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

~ ABSOLUTELY MINT CONDITION ONE BEDROOM UNIT in FOX ONE ~ GREAT LOCATION in DOWNTOWN EDMONTON STEPS to the ICE DISTRICT ~ BEAUTIFUL VIEW of ROGERS PLACE & ICE DISTRICT ~ HEATED UNDERGROUND PARKING ~ This amazing unit has tons of features including: Bright open floor plan, 9 foot ceilings, Quartz Countertops, Island in the Kitchen, Tons of cupboard space, eat up bar on the kitchen island, Huge Balcony with a GAS LINE and tons of room for a BBQ and patio furniture not to mention the balcony has also has views NW & NE, STAINLESS STEEL APPLIANCES, full backsplash in the kitchen, In-Suite Laundry room, walking distance to farmer's market, Roger's Place, cafes, restaurants, bars and Edmonton Centre plus all of what downtown Edmonton has to offer. This is a great unit for entertaining with its wide open floor plan and massive end to end balcony. This unit show a 10 out of 10 and there is nothing left to do but move in and enjoy. Hurry before this perfect unit is gone.

Built in 2014

### Essential Information

MLS® # E4426199

Price \$269,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 584                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 703 10226 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1B8              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection |
| Parking   | Heated, Underground  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 28  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Steel, Brick, Stone, Stucco  |
| Exterior Features | Back Lane, Creek, Flat Site, Golf Nearby, Low Maintenance Landscape, Not Fenced, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |

|              |                             |
|--------------|-----------------------------|
| Roof         | Tar & Gravel                |
| Construction | Steel, Brick, Stone, Stucco |
| Foundation   | Concrete Perimeter          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 44               |
| Zoning         | Zone 12          |
| Condo Fee      | \$291            |

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Listing information last updated on May 1st, 2025 at 5:47pm MDT