

Courtesy Of Amie Brown and Rebecca Lashuk Of RE/MAX River City

## \$265,000 - 2203 10226 104 Street, Edmonton

MLS® #E4417437

### \$265,000

1 Bedroom, 1.00 Bathroom, 648 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Soaring 22 stories above downtown Edmonton, this sleek 1-bedroom, 1-bath condo offers a front-row seat to stunning views of the Neon Museum and the vibrant energy of the city below. The open-concept living space is beautifully designed with gleaming laminate floors, stainless steel appliances, and striking granite countertops, creating a modern, sophisticated atmosphere. With secure underground parking and a prime location just moments from Rogers Place, Grant MacEwan University, and all the best that downtown living has to offer, this condo seamlessly blends comfort, convenience, and urban flair. Perfect for those seeking a peaceful retreat with an unbeatable city edge, this home is a true downtown gem.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4417437  |
| Price          | \$265,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 648       |
| Acres          | 0.00      |
| Year Built     | 2014      |



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

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2203 10226 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 1B8               |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking Spaces | 1   |
| Parking        | Heated, Stall, Underground  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco   |
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | SBS Roofing System  |
| Construction      | Concrete, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Garneau / St. Catherine  |
| Middle     | McKernan / St. Catherine |

High

Victoria / St. Joseph

### **Additional Information**

Date Listed January 9th, 2025

Days on Market 92

Zoning Zone 12

Condo Fee \$291

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Listing information last updated on April 11th, 2025 at 9:17am MDT