

## \$224,900 - 504 9819 104 Street, Edmonton

MLS® #E4446331

**\$224,900**

2 Bedroom, 2.00 Bathroom, 887 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Live in the heart of downtown Edmonton at Vivacity One, where urban lifestyle meets scenic beauty! Just steps to the River Valley trail system, Legislature Grounds, shopping, dining, transit, and LRT—this prime location offers unmatched walkability and connectivity. This 2 bed, 2 bath condo (ELECTRICITY INCLUDED) offers a bright, south-facing layout with large windows and balcony showcasing stunning river valley views. The open concept design features a modern kitchen with granite countertops, stainless steel appliances, and a center island perfect for entertaining. Enjoy a spacious living and dining area filled with natural light. The primary suite includes a walk-through closet and 4-piece ensuite, while the second bedroom is ideal for guests or a home office. Additional features include central A/C, in-suite laundry, and 1 titled underground parking stall. The building offers visitor parking and a full fitness center, making this the perfect for any investor or first time buyer!

Built in 2006

### Essential Information

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Price \$224,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 887                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 504 9819 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0Y8             |

### Amenities

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Exercise Room, Parking-Visitor, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking   | Stall, Underground                                                                                                |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| # of Stories      | 13                                                                                          |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                                                        |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Flat                                                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Garneau School  |
| Middle     | McKernan School |
| High       | Victoria School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 12        |
| Condo Fee      | \$611          |

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Listing information last updated on August 8th, 2025 at 4:48pm MDT