

## \$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	42
Zoning	Zone 12
Condo Fee	\$291

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 5:17pm MDT