# \$249,800 - 10504 99 Avenue, Edmonton

MLS® #E4440447

## \$249,800

2 Bedroom, 2.00 Bathroom, 783 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

## THE BEST IN DOWNTOWN LIVING! Welcome to the Omega, beautifully located in the heart of downtown on the edge of the River Valley. Featuring 2 bedrooms, 2 bathrooms, a TITLED underground heated parking stall and a sunny south facing balcony. The unit is modern and bright with a unique floor plan and loads of huge windows with spectacular views. The modern maple kitchen has quality s/s appliances, pantry, quartz counters with a peninsular eat up island overlooking the living room. The two bedrooms are located in either side of the unit for maximum privacy and the spacious primary has a 3 pce ensuite. The unit is completed with a full family bathroom and in-suite laundry with plenty of extra storage space. The prestigious, PET FRIENDLY, building is well managed, Air BnB friendly with an exercise room, main floor cafe and the condo fees include HEAT & WATER. Walk to the Legislative grounds, Ice District and LTR. It

Built in 2004

## **Essential Information**

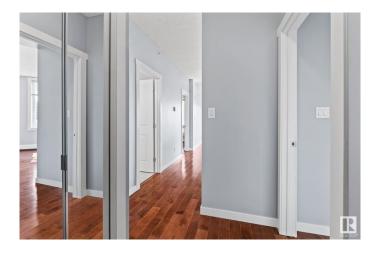
MLS® # E4440447
Price \$249,800

just doesn't get any better!

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 783 Acres 0.00

Year Built 2004

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

Status Active

## **Community Information**

Address 10504 99 Avenue

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1B2

## **Amenities**

Amenities Detectors Smoke, Exercise Room, Parking-Visitor, Secured Parking,

Security Door, Storage-In-Suite

Parking Spaces 1

Parking Stall

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Baseboard, Natural Gas

# of Stories 14
Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Concrete, Stucco

Exterior Features Public Transportation, River Valley View, Schools, Ski Hill Nearby, View

Downtown, See Remarks

Roof Tar & Damp; Gravel
Construction Concrete, Stucco
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 9

Zoning Zone 12

Condo Fee \$571

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Listing information last updated on June 14th, 2025 at 5:17am MDT