

## \$550,000 - 1401 10504 99 Avenue, Edmonton

MLS® #E4436657

**\$550,000**

2 Bedroom, 2.50 Bathroom, 1,345 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to the PENTHOUSE at The Omega with stunning views of Edmonton's gorgeous river valley and skyline with South, East and Northern exposures. This trendy 1345sqft unit has 2 Bedrooms plus a den, 2.5 bathrooms and a wrap around balcony with 2 gas outlets and 3 access points from the living room, primary bedroom and den. A modern open layout features a beautiful kitchen with plenty of cabinets with under cabinet lighting, granite counter tops & granite back splash, which opens right onto the dining room. The living room features linear gas fireplace with tile surround and a trendy 2pc powder room. The master bedroom has lots of closet space & a 4pc ensuite bathroom. The 2nd bedroom has a full 3pc ensuite of its own. French door open into the sun filled den. The unit is complete with full laundry room, AC, and a 2 car tandem underground parking. The building has a full gym, cute little coffee shop and is a quick walk to all the best that downtown living has to offer. This is one unit not to be missed.

Built in 2004

### Essential Information

MLS® # E4436657

Price \$550,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Penthouse
Status	Active

### Community Information

Address	1401 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Baseboard, Water
Fireplace	Yes
Fireplaces	Mantel
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, Public Transportation, River Valley View, River View, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Flat
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	Zone 12
Condo Fee	\$991

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 May 17th, 2025 at 10:47am MDT