

## **\$329,900 - 1302 10226 104 Street, Edmonton**

MLS® #E4445643

**\$329,900**

2 Bedroom, 2.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Have you been looking for a gorgeous downtown condo at a GREAT VALUE with a BEAUTIFUL VIEW, underground heated parking & LOW CONDO FEES? WELCOME to this 809 sqft 2 bedroom / 2 bathroom CORNER UNIT in the sought after FOX ONE building right on 104st! Make your way inside & notice all the NATURAL LIGHT that pours in through the large windows overlooking downtown. Your spacious kitchen has more than enough room to prepare meals for family & friends while feeling connected to them with the open concept living room (with room AC!). Your primary bedroom boasts, a walk-through closet & private 4pc en-suite. Your second bedroom also has large windows and space for a bed, or to turn into a home office. Unwind & enjoy BBQ's (gas line included) on your patio overlooking Roger's Place. Take in all the amenities downtown has to offer like the downtown farmer's market (right outside your door!), shopping, restaurants, coffee shops, & events at Roger's Place! This is a great condo in a great building...don't miss out!!!

Built in 2014

### **Essential Information**

MLS® # E4445643

Price \$329,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1302 10226 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1B8

### Amenities

Amenities	Parking-Visitor, Secured Parking, Security Door
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	28
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks
Roof	EPDM Membrane

Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	Zone 12
Condo Fee	\$397

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 July 5th, 2025 at 10:17am MDT