

\$239,000 - 303 9819 104 Street, Edmonton

MLS® #E4446215

\$239,000

2 Bedroom, 2.00 Bathroom, 932 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to the heart of downtown living at Vivacity. A hidden gem nestled on iconic 104 Street, an unbeatable location. Live steps from Edmonton's most vibrant attractions: stroll to the farmers market, enjoy year-round festivals, catch a concert at Rogers Place, or explore the river valley trails. This is walkability at its finest—surrounded by the city's best dining, entertainment, and culture. This bright and spacious 2-bed, 2-bath suite features a sleek open-concept layout perfect for entertaining. Enjoy a chef-inspired kitchen with granite countertops, stainless steel appliances, a large island, rich cabinetry, and stylish hardware. Upgrades include a walk-in shower in the ensuite, enhanced bathroom counters, closet organizers, and in-suite laundry. Take in stunning south-facing river valley views from your private balcony with gas BBQ hookup. Stay cool with central air conditioning, and enjoy premium building amenities like a rooftop patio, social room, fitness centre, and titled underground parking

Built in 2006

Essential Information

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|----------|-----------|
| MLS® # | E4446215 |
| Price | \$239,000 |
| Bedrooms | 2 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 932 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 303 9819 104 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 0Y8 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

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

Exterior

| | |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

| | |
|-------------------|---|
| Exterior Features | Cul-De-Sac, Golf Nearby, Hillside, No Back Lane, No Through Road, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Tar & Gravel |
| Construction | Concrete, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

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|----------------|----------------|
| Date Listed | July 5th, 2025 |
| Days on Market | 26 |
| Zoning | Zone 12 |
| Condo Fee | \$589 |

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Listing information last updated on July 31st, 2025 at 4:32am MDT