

## \$399,999 - 2502 10136 104 Street, Edmonton

MLS® #E4390635

**\$399,999**

2 Bedroom, 2.00 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**BEST LOCATION** - Million-dollar view from the 25th floor. Splendid view of the city skyline.

From the 2 balconies, you can basically view the whole city. The unbelievable beauty of the city downtown at night with multi-city lights.

This condo in the most desirable hi-rise in the heart of the city within walking distance to various locations such as the Ice District, the YMCA, the City Centre Shopping Mall, The Grant MacEwan University, the Alberta Museum, the LRT, the high-end restaurants, the theatre, etc. Too numerous to mention.

This 2 beds and 2 baths condo has everything you would want. Great security. Tandem parking in the heated underground parking.

You will love where you live. Farmers' market in front of the building during the summertime. Come here now to live in the magic of city centre living. Tenants' rights. 24 hour notice if possible.

Built in 2006

### Essential Information

MLS® #	E4390635
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,259



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	2502 10136 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0B5

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Heated, Tandem, Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, See Remarks
Heating	Baseboard, Natural Gas
# of Stories	30
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stone, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	EPDM Membrane
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2024
Days on Market	340
Zoning	Zone 12
Condo Fee	\$751



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