

## \$206,900 - 1306 10152 104 Street, Edmonton

MLS® #E4445277

**\$206,900**

1 Bedroom, 1.00 Bathroom, 721 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Motivated seller! Great opportunity for this priced-to-sell, spacious 1-bedroom with NE view, in-suite laundry, underground heated parking, visitor parking, and bike storage room. The beautiful kitchen features a BREAKFAST BAR, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and lots of STORAGE. The OPEN-CONCEPT living / dining room leads to a generous BALCONY with gas hook-up. Enjoy lots of CLOSET SPACE in the bedroom and large utility room that includes a full-size stacking washer and dryer. This well-maintained property includes HARDWOOD FLOORS, large BRIGHT windows, and HUNTER DOUGLAS coverings throughout. Enjoy living in the secure, well-managed, PET-FRIENDLY Icon II while embracing the convenience and buzz of downtown living. Priced to entice!!

Built in 2009

### Essential Information

MLS® #	E4445277
Price	\$206,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	721
Acres	0.00



Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1306 10152 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0B6

### Amenities

Amenities	Intercom, No Smoking Home, Parking-Visitor, Patio, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	35
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stone, Stucco
Exterior Features	Golf Nearby, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	EPDM Membrane
Construction	Concrete, Brick, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
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Days on Market	21
Zoning	Zone 12
Condo Fee	\$613

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