

## \$265,000 - 703 10152 104 Street, Edmonton

MLS® #E4446363

**\$265,000**

2 Bedroom, 2.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

ICON II CONDO WITH INCREDIBLE VALUE ON 104 STREET Welcome to this luxurious 2 bedroom, 2 bath condo in the sought-after Icon II, offering exceptional value in the heart of downtown. This spacious suite features granite countertops, hardwood and tile flooring, stainless steel appliances, 9'™ ceilings, in-suite laundry, and a gas line on the balcony for summer BBQs. Floor-to-ceiling windows fill the space with natural light and offer sweeping city views. 2 bedrooms, 2 full bathrooms and big closets. The sale includes the furniture shown. Enjoy titled underground parking and unbeatable walkability with a 98/100 Walk Score. You're™ just steps to locally owned shops, cafes, and restaurants, plus minutes to the Financial District, MacEwan University, the Arts District, Winspear, and the River Valley. The LRT connects you quickly to the U of A, NAIT, and Southgate. You'll love being right on vibrant 104 Street, home to Edmonton's™ Downtown Farmers Market, one of our city's™ best summer gems!

Built in 2009

### Essential Information

MLS® # E4446363

Price \$265,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 863                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 703 10152 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 0B6              |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Secured Parking |
| Parking Spaces | 1                                                    |
| Parking        | Heated, Stall, Underground                           |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                              |
| # of Stories      | 35                                                                                                                             |
| Stories           | 1                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | None, No Basement                                                                                                              |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Concrete, Brick, Stone, Stucco         |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane                          |

|              |                                |
|--------------|--------------------------------|
| Construction | Concrete, Brick, Stone, Stucco |
| Foundation   | Concrete Perimeter             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 12        |
| Condo Fee      | \$701          |

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Listing information last updated on August 3rd, 2025 at 7:32pm MDT