

## \$215,000 - 1201 10152 104 Street, Edmonton

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MLS® #E4441008

**\$215,000**

1 Bedroom, 1.00 Bathroom, 724 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to one of the most desirable 1-bedroom corner units in the sought-after ICON II – located right on 104 Street, in the vibrant heart of Downtown Edmonton. With 724 sq ft of thoughtfully designed space, this is not your average downtown shoebox. FULLY FURNISHED & turnkey, all you need is your suitcase! Step into an open-concept layout bathed in natural light from countless windows. The modern kitchen is both stylish & functional, w/ granite countertops, SS appliances, sleek cabinetry & breakfast bar for casual dining, while central dining space anchors the heart of the home. The spacious primary bedroom easily fits a queen bed & is located next to a well-appointed 4-piece bathroom. You™ also love the in-suite laundry, ample storage & UNDERGROUND titled parking! Take great skyline views from your private balcony, complete w/ gas BBQ hookup or step out to Rogers Place, Ice District, top dining, coffee shops, farmers market & River Valley trails. Don™t just settle - upgrade your lifestyle here.



Built in 2009

### Essential Information

MLS® # E4441008

Price \$215,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 724                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1201 10152 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0B6               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Natural Gas BBQ Hookup |
| Parking   | Underground                             |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Furniture Included, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount, Curtains and Blinds |
| Heating      | Baseboard, Hot Water, Natural Gas   |
| # of Stories | 35  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stone, Stucco  |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane   |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 12        |
| Condo Fee      | \$613          |

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Listing information last updated on June 16th, 2025 at 3:17pm MDT