

## \$199,000 - 1301 9819 104 Street, Edmonton

MLS® #E4454222

**\$199,000**

1 Bedroom, 1.00 Bathroom, 699 sqft  
Condo / Townhouse on 0.00 Acres

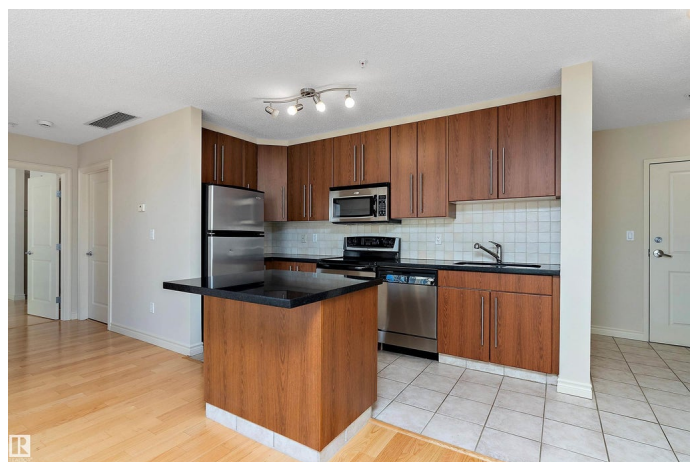
Downtown (Edmonton), Edmonton, AB

Sky-High Style Downtown Penthouse Living!  
Experience the pinnacle of urban living  
breathtaking 1bedroom penthouse w/  
dedicated office space, soaring above the city  
w/ panoramic skyline views. Designed for  
those who crave style & convenience, this  
open-concept gem is flooded w/ natural light  
from oversized windows, making every  
moment feel effortlessly luxurious. The sleek,  
granite-clad kitchen is a chef™'s dream, fully  
equipped w/ a stove, oven, fridge, &  
dishwasher™all seamlessly integrated into  
the modern design. Stacked washer/dryer is  
discreetly tucked away in the storage room off  
the spacious walk-through closet. The  
bedroom is a true retreat, offering direct  
access to the main bath via a clever cheater  
door. The flexible office nook is perfect for  
remote work or creative pursuits. Step outside  
to your private balcony, fire up the included  
Weber BBQ, & soak in the city™'s energy.  
Amenities: underground parking, storage  
cage, rooftop patio & a well-equipped building  
gym. Brand-new Heat pump upgrade.

Built in 2006

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4454222  |
| Price  | \$199,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 699                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1301 9819 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0Y8              |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Exercise Room, Patio, Storage Cage, Rooftop Deck/Patio |
| Parking   | Underground                                            |

### Interior

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

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                           |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 12           |
| Condo Fee      | \$454             |

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Listing information last updated on September 3rd, 2025 at 7:47pm MDT