

## \$200,000 - 10504 99 Avenue, Edmonton

MLS® #E4440055

**\$200,000**

1 Bedroom, 1.00 Bathroom, 621 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Outstanding location, walk to everything from this pristine one bedroom, air conditioned, suite located in The Omega; a well maintained and managed high-rise. The freshly painted, open floor plan offers a kitchen with ample work and storage space including a corner pantry and breakfast bar and newer Bosch dishwasher. The large living area offers numerous windows that fill the suite with an abundance of natural light and present views of the city and river valley. Big enough for a king size bed, the master suite boasts a spacious walk-in closet and is just steps to a modern four piece bath. Enjoy the convenience of in-suite laundry, the beautiful morning sun from your east facing private balcony just off the main living area as well as a titled underground, heated parking stall and exercise room situated right in the building. Amazing value!

Built in 2004

### Essential Information

MLS® #	E4440055
Price	\$200,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	621



Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

### **Amenities**

Amenities	Air Conditioner, Exercise Room, Intercom, Secured Parking
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stone, Stucco
Exterior Features	Flat Site, Golf Nearby, Paved Lane, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 12
Condo Fee	\$464

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