

## \$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 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 71      |
| Zoning         | Zone 12 |
| Condo Fee      | \$613   |

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Listing information last updated on September 11th, 2025 at 6:17am MDT