

## \$195,000 - 1101 9819 104 Street, Edmonton

MLS® #E4464747

**\$195,000**

1 Bedroom, 1.00 Bathroom, 693 sqft

Condo / Townhouse on 0.00 Acres

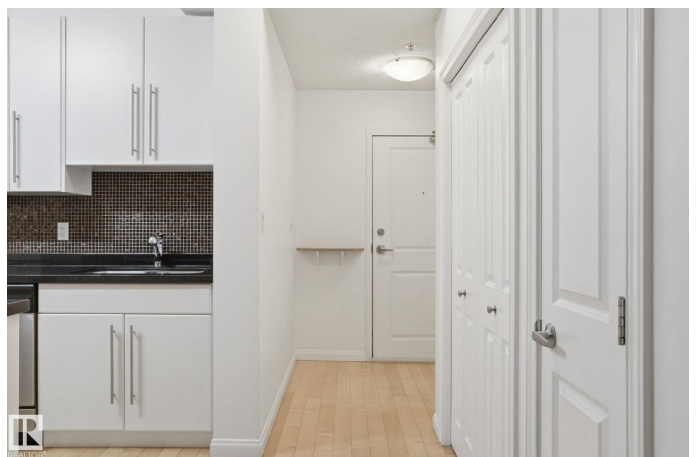
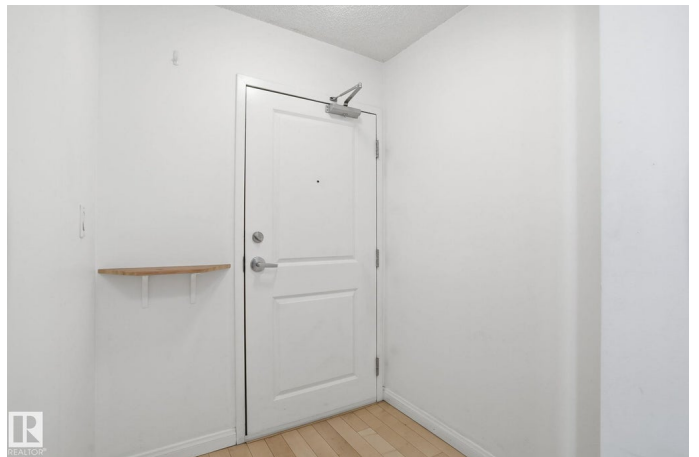
Downtown (Edmonton), Edmonton, AB

Enjoy downtown views from this move in ready condo in Vivacity, perfectly located near downtown, public transit, the river valley trails, shopping, restaurants, and the U of A. This modern open-concept suite features 9 ft ceilings, granite countertops, white cabinetry, stainless steel appliances, a kitchen island, and maple engineered hardwood flooring. The bright living area offers north and east exposures plus a gas BBQ hookup on the balcony. Recent upgrades include new carpet in the bedroom and a new furnace for added comfort. Included are the fridge, ceramic top stove, built-in microwave, dishwasher, in-suite washer & dryer, window coverings, and A/C. Comes with titled underground parking stall #96 on P1. Condo fees include heat, water, power, and access to building amenities: a rooftop patio with panoramic views, fitness room, and event room. A must-see condo offering modern living and unbeatable downtown convenience!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464747  |
| Price     | \$195,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 693                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1101 9819 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0Y8              |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, See Remarks |
| Parking Spaces | 1                                                                                                                                           |
| Parking        | 2 Outdoor Stalls, Heated, Underground                                                                                                       |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| # of Stories      | 13                                                                                         |
| Stories           | 1                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | None, No Basement                                                                          |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                      |
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$610              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 18th, 2025 at 4:17am MST