## \$224,888 - 402 10504 99 Avenue, Edmonton

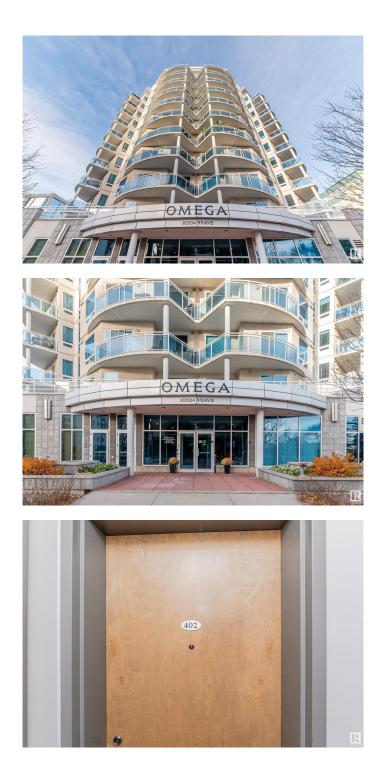
MLS® #E4425563

## \$224,888

1 Bedroom, 1.00 Bathroom, 702 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience urban sophistication in this trendy 1-bedroom condo at the prestigious Omega, overlooking a serene tree-lined street, park, and the scenic River Valley. This spacious, open-concept unit offers a bright living area leading to a Southeast-facing balcony equipped with a gas hookupâ€"perfect for outdoor dining. The well-appointed kitchen features stainless steel appliances, a pantry, and a convenient eating bar. The bedroom includes a large walk-in closet, with a 4-piece bathroom accessible from both the bedroom and hallway. Additional highlights include in-suite laundry, upgraded lighting, laminate and tile flooring, and underground heated parking. The Omega offers a fully equipped exercise room and the convenience of a Starbucks on the main floor. Located just two blocks from Bay LRT station and within walking distance to Jasper Ave, Legislature Grounds, trails, dining, and entertainment, this condo captures the vibrancy of downtown living while nestled in a quiet, established residential setting.



Built in 2004

## **Essential Information**

| MLS® # | E4425563  |
|--------|-----------|
| Price  | \$224,888 |

| Bedrooms              | 1   |  |  |  |
|-----------------------|---|--|--|--|
| Bathrooms             | 1.00  |  |  |  |
| Full Baths            | 1   |  |  |  |
| Square Footage        | 702   |  |  |  |
| Acres                 | 0.00  |  |  |  |
| Year Built            | 2004  |  |  |  |
| Туре                  | Condo / Townhouse   |  |  |  |
| Sub-Type              | Apartment High Rise   |  |  |  |
| Style                 | Single Level Apartment  |  |  |  |
| Status                | Active  |  |  |  |
| Community Information |   |  |  |  |
| Address               | 402 10504 99 Avenue   |  |  |  |
| Area                  | Edmonton  |  |  |  |
| Subdivision           | Downtown (Edmonton)   |  |  |  |
| City                  | Edmonton  |  |  |  |
| County                | ALBERTA   |  |  |  |
| Province              | AB  |  |  |  |
| Postal Code           | T5K 1B2   |  |  |  |
| Amenities             |   |  |  |  |
| Amenities             | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor,<br>Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows |  |  |  |
| Parking Spaces        | 1   |  |  |  |
| Parking               | Underground   |  |  |  |
| Interior              |   |  |  |  |
| Interior Features     | ensuite bathroom  |  |  |  |
| Appliances            | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings                         |  |  |  |
| Heating               | Baseboard, Natural Gas  |  |  |  |
| # of Stories          | 15  |  |  |  |
| Stories               | 1   |  |  |  |
| Has Basement          | Yes   |  |  |  |
| Basement              | None, No Basement   |  |  |  |
| Exterior              |   |  |  |  |
| Exterior              | Concrete, Stucco  |  |  |  |
|                       |   |  |  |  |

| Exterior          |      |         |            |         |        |                 |          |
|-------------------|------|---------|------------|---------|--------|-----------------|----------|
| Exterior Features | Golf | Nearby, | Playground | Nearby, | Public | Transportation, | Schools, |

|              | Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
|--------------|--|
| Roof         | Tar & Gravel   |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter   |

## **Additional Information**

| Date Listed    | March 13th, 2025 |
|----------------|------------------|
| Days on Market | 36               |
| Zoning         | Zone 12          |
| Condo Fee      | \$504            |

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Listing information last updated on April 18th, 2025 at 12:02pm MDT