

## **\$219,900 - 506 10504 99 Avenue, Edmonton**

MLS® #E4428933

**\$219,900**

1 Bedroom, 1.00 Bathroom, 612 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience urban living at its finest at the Omega! Bonus!! Short term rentals are Welcome!! Situated in the heart of the Downtown just steps away from trendy restaurants, shopping destinations & the vibrant river valley parks and trail systems. Immerse yourself in the spectacular views of the city from this NW facing corner unit. Enjoy the convenience of LRT transit within close proximity. This modern & executive 1bed/1bath condo in the Omega offers an impressive look & feel. The open concept layout & large windows invite an abundance of natural sunlight, creating a bright & airy atmosphere. The kitchen features stainless appliances, and large eat up bar. Convenience is at your fingertips w/ in-suite laundry and a well equipped gym for residents. Additional amenities include a secure heated underground parking stall & a lovely coffee bistro on the main level for your enjoyment. Excellent well run building in a perfect location.

Built in 2004

### **Essential Information**

MLS® #	E4428933
Price	\$219,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	612
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	506 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

### **Amenities**

Amenities	Deck, Detectors Smoke, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Heated, Stall, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Park/Reserve, Partially Landscaped, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Tar & Gravel

Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	44
Zoning	Zone 12
Condo Fee	\$468

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