

Courtesy Of Gino Daniele Of RE/MAX Elite

\$249,800 - 804 10504 99 Avenue, Edmonton

MLS® #E4440447

\$249,800

2 Bedroom, 2.00 Bathroom, 783 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

THE BEST IN DOWNTOWN LIVING!

Welcome to the Omega, beautifully located in the heart of downtown on the edge of the River Valley. Featuring 2 bedrooms, 2 bathrooms, a TITLED underground heated parking stall and a sunny south facing balcony.

The unit is modern and bright with a unique floor plan and loads of huge windows with spectacular views. The modern maple kitchen has quality s/s appliances, pantry, quartz counters with a peninsular eat up island overlooking the living room. The two bedrooms are located in either side of the unit for maximum privacy and the spacious primary has a 3 pce ensuite. The unit is completed with a full family bathroom and in-suite laundry with plenty of extra storage space. The prestigious, PET FRIENDLY, building is well managed, Air BnB friendly with an exercise room, main floor cafe and the condo fees include HEAT & WATER. Walk to the Legislative grounds, Ice District and LTR. It just doesn't get any better!

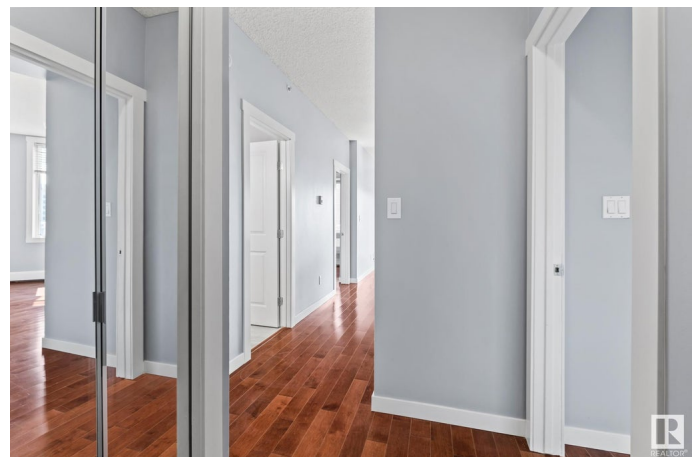
Built in 2004

Essential Information

MLS® # E4440447

Price \$249,800

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 783 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 804 10504 99 Avenue |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 1B2 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 14 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Stucco |
| Exterior Features | Public Transportation, River Valley View, Schools, Ski Hill Nearby, View Downtown, See Remarks |

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 12 |
| Condo Fee | \$571 |

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 June 16th, 2025 at 12:32pm MDT