

## \$295,000 - 906 9819 104 Street, Edmonton

MLS® #E4434621

**\$295,000**

2 Bedroom, 2.00 Bathroom, 930 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

The Vivacity One, the location you have been waiting for & views like no other from this 9th floor unit â€” as well as the private roof top patio for all owners! This 2006 built condo has 930sqft of living space plus a spacious south facing balcony â€” 2 bedrooms, 2 bathrooms, in suite storage, in suite laundry, 1 underground stall & views for days! You will love the floor to ceiling windows inside this bright & open concept styled condo â€” natural light flows throughout. Continue on into the kitchen with ample cabinet & counter space plus an island with breakfast bar. The spacious dining area is open to the large living room with access to the balcony. The primary bedroom has a 3-piece ensuite & large walk-in closet. Bedroom #2 is a good size, the 4-piece bath, laundry & storage complete this perfect condo. Other amenities include the fitness room â€” close to all shopping, cafes, restaurants, the river valley & so much more! One of the most walkable locations you can find in YEG!

Built in 2006

### Essential Information

MLS® # E4434621

Price \$295,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	906 9819 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Y8

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Secured Parking
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City
Roof	Tar & Gravel

Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau School
Middle	Allendale School
High	Victoria School

### Additional Information

Date Listed	May 5th, 2025
Days on Market	45
Zoning	Zone 12
Condo Fee	\$746

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Listing information last updated on June 19th, 2025 at 1:47am MDT