

## **\$329,900 - 1302 10226 104 Street, Edmonton**

MLS® #E4445643

**\$329,900**

2 Bedroom, 2.00 Bathroom, 810 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Have you been looking for a gorgeous downtown condo at a GREAT VALUE with a BEAUTIFUL VIEW, underground heated parking & LOW CONDO FEES? WELCOME to this 809 sqft 2 bedroom / 2 bathroom CORNER UNIT in the sought after FOX ONE building right on 104st! Make your way inside & notice all the NATURAL LIGHT that pours in through the large windows overlooking downtown. Your spacious kitchen has more than enough room to prepare meals for family & friends while feeling connected to them with the open concept living room (with room AC!). Your primary bedroom boasts, a walk-through closet & private 4pc en-suite. Your second bedroom also has large windows and space for a bed, or to turn into a home office. Unwind & enjoy BBQ's (gas line included) on your patio overlooking Roger's Place. Take in all the amenities downtown has to offer like the downtown farmer's market (right outside your door!), shopping, restaurants, coffee shops, & events at Roger's Place! This is a great condo in a great building...don't miss out!!!

Built in 2014

### **Essential Information**

MLS® # E4445643

Price \$329,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 810                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1302 10226 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 1B8               |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Secured Parking, Security Door |
| Parking   | Parkade, Underground                            |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 28   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco   |
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane   |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 12        |
| Condo Fee      | \$397          |

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Listing information last updated on July 12th, 2025 at 11:32pm MDT