

## **\$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 | 18              |
| Zoning         | Zone 12         |
| Condo Fee      | \$468           |

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Listing information last updated on April 21st, 2025 at 1:32am MDT