

## \$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	12
Zoning	Zone 12
Condo Fee	\$571

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Listing information last updated on June 17th, 2025 at 12:47am MDT