

# **\$359,000 - 901 10504 99 Avenue, Edmonton**

MLS® #E4458259

**\$359,000**

2 Bedroom, 2.00 Bathroom, 1,370 sqft  
Condo / Townhouse on 0.00 Acres

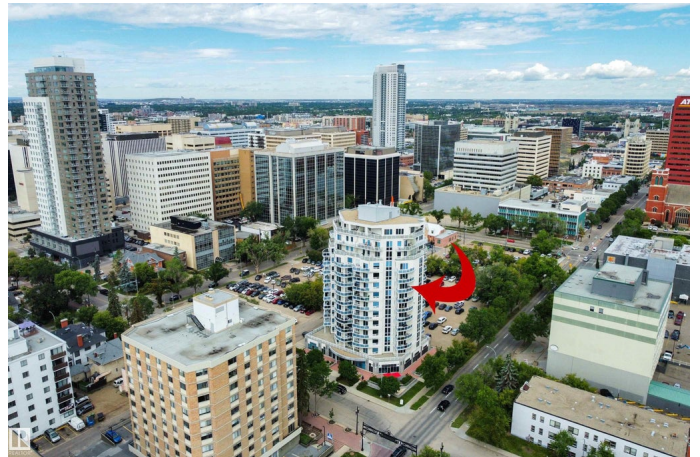
Downtown (Edmonton), Edmonton, AB

Experience elevated downtown living in this 2 bed, 2 bath condo in the sought-after Omega building. Steps to the river valley, Jasper Ave, LRT, shops & dining. This â€œhouse in the skyâ€• boasts 9â€™™ ceilings, laminate floors, tiled baths & exposures to the south, east & north. Enjoy 2 balconiesâ€”one off the living room with river valley views & gas BBQ hookup, the other off the primary suite with city views. Unlike finishes that can be updated, location and panoramic views are foreverâ€”making this home truly special. Open-concept layout with maple cabinetry, corner pantry, raised bar & stainless appliances. The dining area fits a 10-seat table comfortably. Primary has built-in wardrobes & 4pc ensuite; second bedroom has walk-in closet & adjacent 4pc bath. Extras: in-suite storage, HE laundry, A/C & titled underground parking. Fees include heat, water, insurance & gym. A cafÃ© with patio is on-site.

Built in 2004

## **Essential Information**

MLS® #	E4458259
Price	\$359,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,370
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	901 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vinyl Windows
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Garage Control, Intercom, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View

	Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 12
Condo Fee	\$975

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Listing information last updated on September 18th, 2025 at 7:47am MDT