

\$349,000 - 901 10504 99 Avenue, Edmonton

MLS® #E4458259

\$349,000

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 "house in the sky" boasts 9'™ ceilings, laminate floors, tiled baths & exposures to the south, east & north. Enjoy 2 balconies—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 forever—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 café with patio is on-site.

Built in 2004

Essential Information

MLS® #	E4458259
Price	\$349,000
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	Underground

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	44
Zoning	Zone 12
Condo Fee	\$975

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