

## \$269,900 - 2102 10136 104 Street, Edmonton

MLS® #E4443048

**\$269,900**

2 Bedroom, 2.00 Bathroom, 983 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

A concrete high-rise right on the beating heart of Edmonton. Let's cut to the chase. \*\*\*\*\*

Features: \*\* 2 spacious bedrooms. \*\* 2 FULL bathrooms. Master bedroom with an ensuite bath. \*\* 1 Underground & Titled parking stall.

\*\* In-suite laundry. \*\* Nearly 1,000 sqft. \*\*

Ideal east-facing living room & covered

balcony with BBQ gas line hookup. \*\*

U-shaped kitchen is chef's delight. \*\* Hoodfan vents outside. \*\* In excellent condition.

Kitchen cabinets & stove (2014), Luxury vinyl plank flooring (2024), Washer/Dryer (2025) & Wall paint (2025). \*\* 2-minute walk to LRT

station. Quick and easy access to the University of Alberta. \*\* This is the 100%

downtown CORE! Banks, Theatres, Sports Centres, Shopping Centres, Restaurants & River Valley are within walking distance. \*\*\*\*\*

Home is what you make it! Move in & Enjoy living!!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443048  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 983       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2102 10136 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0B5               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Intercom, Parking-Visitor, Secured Parking, Sprinkler System-Fire, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Parkade, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| # of Stories      | 30  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco                                      |
| Exterior Features | Public Transportation, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Brick, Stucco                                      |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 12         |
| Condo Fee      | \$615           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 8:02am MDT