

\$399,900 - 901 10504 99 Avenue, Edmonton

MLS® #E4452940

\$399,900

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 with spectacular views in the sought-after Omega building. Steps from river valley trails, Jasper Ave, LRT, shops, and restaurants. This "house in the sky" offers 9'™ ceilings, laminate floors, tiled baths, & south, east & north exposures. Enjoy 2 balconies—one off the living room with river valley views & gas BBQ hookup, the other off the primary suite with city views.

Open-concept layout perfect for entertaining, kitchen with maple cabinetry, corner pantry, raised eating bar, and stainless steel appliances. The spacious dining area once held a 12-seat table. The primary bedroom includes built-in wardrobes and a 4pc ensuite; the second bedroom has a walk-in closet and access to another 4pc bath. Large in-suite storage, laundry with high-efficiency washer/dryer, A/C, and underground titled parking. Condo fees include heat, water, building insurance, and access to the on-site gym. A charming café with patio is located on the main floor.

Built in 2004

Essential Information

MLS® # E4452940

Price \$399,900



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	August 14th, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$975

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