

## \$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	24
Zoning	Zone 12
Condo Fee	\$615

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