

## **\$199,900 - 2506 10180 104 Street, Edmonton**

MLS® #E4453207

**\$199,900**

1 Bedroom, 1.00 Bathroom, 613 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

What a view! This one-bedroom air-conditioned penthouse is perched on the 25th floor in the heart of downtown Edmonton. This open plan unit offers an incredible west-facing view. This home has been tastefully updated with new vinyl plank flooring in the main living areas and new carpet in the bedroom. You'll be surprised by how spacious this home feels, thanks to the large windows and sunny exposure. In-suite laundry makes life convenient and the semi-ensuite bath is well-designed for access from the primary bedroom or the living room. Just imagine enjoying sunsets from the balcony on a summer evening! You can walk to everything from this incredibly convenient location... from the Francis Winspear Centre for Music and the Art Gallery, to Edmonton City Centre, the Edmonton Public Library, and Churchill Square! Plus quick access to Edmonton's beautiful river valley. Public transit is easy with buses and the LRT just steps away. And if you own a car, you'll appreciate the underground parking as well!

Built in 2004

### **Essential Information**

MLS® # E4453207

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 613                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2506 10180 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 1A7               |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, See Remarks |
| Parking Spaces | 1                                                                                                              |
| Parking        | Heated, Single Indoor, Underground                                                                             |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                              |
| # of Stories      | 25                                                                                                                             |
| Stories           | 1                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | None, No Basement                                                                                                              |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Concrete, Brick                                       |
| Exterior Features | Public Transportation, Shopping Nearby, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 76                |
| Zoning         | Zone 12           |
| Condo Fee      | \$422             |

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Listing information last updated on October 30th, 2025 at 4:02pm MDT