

## \$239,000 - 303 9819 104 Street, Edmonton

MLS® #E4446215

**\$239,000**

2 Bedroom, 2.00 Bathroom, 932 sqft  
Condo / Townhouse on 0.00 Acres

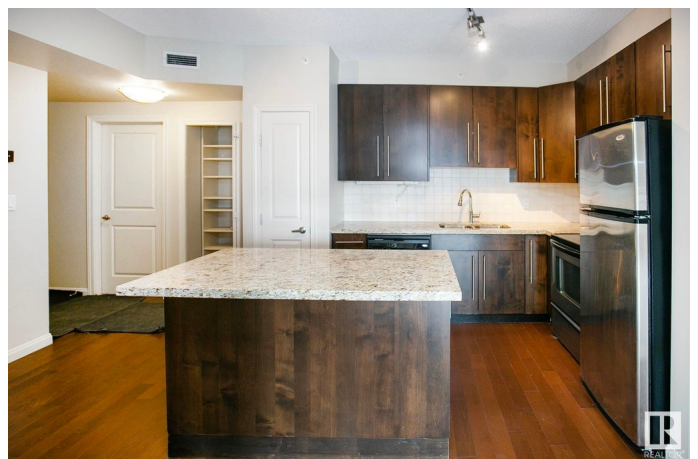
Downtown (Edmonton), Edmonton, AB

Welcome to the heart of downtown living at Vivacity. A hidden gem nestled on iconic 104 Street, an unbeatable location. Live steps from Edmonton's most vibrant attractions: stroll to the farmers market, enjoy year-round festivals, catch a concert at Rogers Place, or explore the river valley trails. This is walkability at its finest—surrounded by the city's best dining, entertainment, and culture. This bright and spacious 2-bed, 2-bath suite features a sleek open-concept layout perfect for entertaining. Enjoy a chef-inspired kitchen with granite countertops, stainless steel appliances, a large island, rich cabinetry, and stylish hardware. Upgrades include a walk-in shower in the ensuite, enhanced bathroom counters, closet organizers, and in-suite laundry. Take in stunning south-facing river valley views from your private balcony with gas BBQ hookup. Stay cool with central air conditioning, and enjoy premium building amenities like a rooftop patio, social room, fitness centre, and titled underground parking.

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446215  |
| Price    | \$239,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 932                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 9819 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0Y8             |

### Amenities

|                |                                                                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                                                                                                                  |
| Parking        | Underground                                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Heat Pump, Natural Gas                                                                      |
| # of Stories      | 13                                                                                          |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|          |                  |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Golf Nearby, Hillside, No Back Lane, No Through Road, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                                                                                          |
| Construction      | Concrete, Stucco                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 12        |
| Condo Fee      | \$589          |

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Listing information last updated on August 3rd, 2025 at 2:17pm MDT