

## **\$250,000 - 503 10504 99 Avenue, Edmonton**

MLS® #E4452813

**\$250,000**

2 Bedroom, 2.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to The Omega, perfectly situated in the heart of downtown Edmonton. This beautifully renovated 2-bedroom, 2-bathroom condo offers 765 square feet of stylish, move-in-ready living space. Enjoy a modern kitchen complete with brand-new SS appliances, sleek quartz countertops, & a corner pantry. The open-concept layout features luxury vinyl plank flooring throughout the main areas, complemented by plush new carpet in the bdrms. Large SE-facing windows and a spacious balcony flood the home with natural light. Additional highlights include: freshly painted interior, In-suite laundry, large private balcony, secure and heated underground parking, pet-friendly building with a fitness centre, secure key fob access to floors and parkade. Unbeatable location steps from public transit, the river valley, and a variety of upscale restaurants and caf  s including a charming bakery right outside your door. With exceptional walkability and downtown convenience, this is urban living at its finest.

Built in 2004

### **Essential Information**

MLS® # E4452813

Price \$250,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 766                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 503 10504 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1B2             |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Exercise Room, Secured Parking |
| Parking   | Heated, Parkade, Underground   |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                               |
| # of Stories      | 15                                                                                   |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Stucco                                                       |
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel                                                                  |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Stone, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$590             |

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Listing information last updated on August 16th, 2025 at 6:02pm MDT