

## \$274,900 - 904 9819 104 Street, Edmonton

MLS® #E4458900

**\$274,900**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

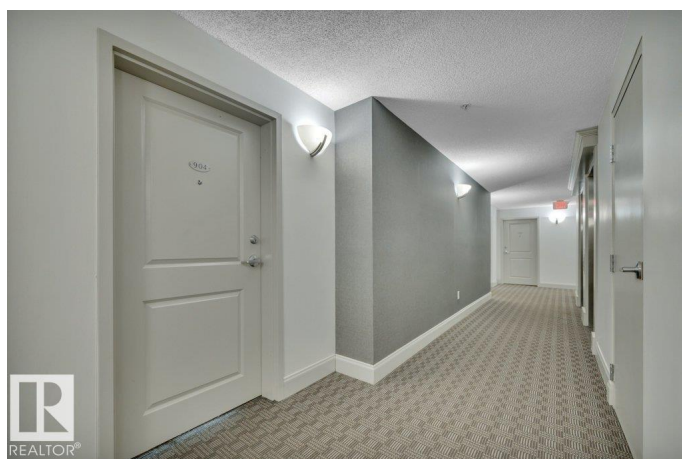
Downtown (Edmonton), Edmonton, AB

Life is Better at Vivacity One! This 9th-floor south-facing condo boasts breathtaking views of Edmonton's river valley and is just steps from parks, trails, and all the conveniences of downtown. Inside, you'll find 2 bedrooms, 2 bathrooms, in-suite laundry, and soaring 9-ft ceilings. The thoughtful floor plan is bright and functional, with large windows that flood the space with natural light all day. Enjoy ample in-suite storage and the convenience of a heated underground parking stall located near the door and elevator. Building amenities include a fitness center and a rooftop garden patio. Condo fees cover all utilities, and as a special bonus, this home comes fully furnished—right down to the cutlery! Truly move-in ready and exceptionally priced, this condo is the perfect blend of comfort, convenience, and lifestyle.

Built in 2006

### Essential Information

MLS® #	E4458900
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	904 9819 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Y8

### **Amenities**

Amenities	Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed September 22nd, 2025

Zoning Zone 12

Condo Fee \$686

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Listing information last updated on September 22nd, 2025 at 8:47pm MDT