

## \$305,000 - 1303 9819 104 Street, Edmonton

MLS® #E4443761

**\$305,000**

2 Bedroom, 2.00 Bathroom, 1,227 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**SPECTACULAR PENTHOUSE CORNER UNIT** with panoramic **SOUTH & EAST** views of Edmonton's iconic River Valley and downtown skyline! This 1227 sq ft 2 bed, 2 bath suite in Vivacity One offers one of the building's premier layouts—bathed in natural light from wraparound windows. Enjoy open-concept living with a chef-inspired island kitchen, stainless steel appliances, and custom cabinetry. The spacious living area flows to your private perch above the city—ideal for entertaining or peaceful morning coffee. The primary suite includes a walk-in closet and 4-piece ensuite. Central A/C, in-suite laundry, in-suite storage, and 2 titled underground heated parking stalls add comfort and convenience. Amenities include a fitness centre, social room, and **ROOFTOP GARDEN** with breathtaking vistas. Steps to the River Valley trails, downtown dining, U of A, and Legislature grounds. Live elevated—this is urban luxury at its peak. Don't miss your chance to own this rare view!

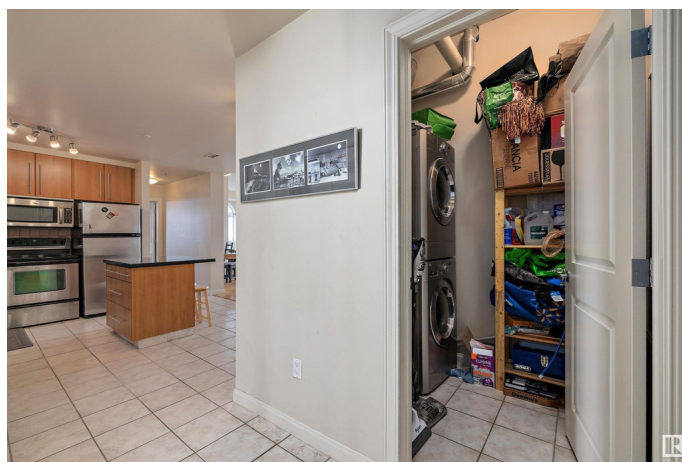
Built in 2006

### Essential Information

MLS® # E4443761

Price \$305,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1303 9819 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Y8

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Exercise Room, Parking-Visitor, Recreation Room/Centre
Parking Spaces	2
Parking	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	13
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, Shopping Nearby, View City, View Downtown, See

	Remarks
Roof	Unknown
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	10
Zoning	Zone 12
Condo Fee	\$785

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Listing information last updated on July 2nd, 2025 at 7:02am MDT