

## \$224,888 - 402 10504 99 Avenue, Edmonton

MLS® #E4425563

**\$224,888**

1 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience urban sophistication in this trendy 1-bedroom condo at the prestigious Omega, overlooking a serene tree-lined street, park, and the scenic River Valley. This spacious, open-concept unit offers a bright living area leading to a Southeast-facing balcony equipped with a gas hookup—perfect for outdoor dining. The well-appointed kitchen features stainless steel appliances, a pantry, and a convenient eating bar. The bedroom includes a large walk-in closet, with a 4-piece bathroom accessible from both the bedroom and hallway. Additional highlights include in-suite laundry, upgraded lighting, laminate and tile flooring, and underground heated parking. The Omega offers a fully equipped exercise room and the convenience of a Starbucks on the main floor. Located just two blocks from Bay LRT station and within walking distance to Jasper Ave, Legislature Grounds, trails, dining, and entertainment, this condo captures the vibrancy of downtown living while nestled in a quiet, established residential setting.

Built in 2004

### Essential Information

MLS® # E4425563

Price \$224,888



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 10504 99 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B2

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, 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, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Ski Hill Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	50
Zoning	Zone 12
Condo Fee	\$504

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