

\$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	66
Zoning	Zone 12
Condo Fee	\$589

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 9th, 2025 at 6:32pm MDT