

\$259,900 - 904 9819 104 Street, Edmonton

MLS® #E4458900

\$259,900

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 centre and a rooftop garden patio. Condo fees cover all utilities. This condo is move-in ready and exceptionally priced, and is the perfect blend of comfort, convenience, and lifestyle.

Built in 2006

Essential Information

MLS® #	E4458900
Price	\$259,900
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
-------------	----------------------

Days on Market	22
Zoning	Zone 12
Condo Fee	\$686

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 October 14th, 2025 at 8:02pm MDT