

## \$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 24  
Zoning Zone 12  
Condo Fee \$504

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Listing information last updated on April 6th, 2025 at 12:32am MDT