

## \$284,900 - 906 9819 104 Street, Edmonton

MLS® #E4456679

**\$284,900**

2 Bedroom, 2.00 Bathroom, 930 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

The Vivacity One, the location you have been waiting for & views like no other from this 9th floor unit â€” as well as the private roof top patio for all owners! This 2006 built condo has 930sqft of living space plus a spacious south facing balcony â€” 2 bedrooms, 2 bathrooms, in suite storage, in suite laundry, 1 underground stall & views for days! You will love the floor to ceiling windows inside this bright & open concept styled condo â€” natural light flows throughout. Continue on into the kitchen with ample cabinet & counter space plus an island with breakfast bar. The spacious dining area is open to the large living room with access to the balcony. The primary bedroom has a 3-piece ensuite & large walk-in closet. Bedroom #2 is a good size, the 4-piece bath, laundry & storage complete this perfect condo. Other amenities include the fitness room â€” close to all shopping, cafes, restaurants, the river valley & so much more! One of the most walkable locations you can find in YEG!

Built in 2006

### Essential Information

MLS® # E4456679

Price \$284,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 930                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 906 9819 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0Y8             |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Secured Parking |
| Parking   | Heated, Stall, Underground                                                                  |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                                           |
| # of Stories      | 14                                                                                                                               |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                |
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Garneau School   |
| Middle     | Allendale School |
| High       | Victoria School  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 25                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$746               |

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Listing information last updated on October 3rd, 2025 at 7:47pm MDT