

Courtesy Of Brice J Laidler Of Black Sheep Realty

## \$339,000 - 804 10226 104 Street, Edmonton

MLS® #E4427112

**\$339,000**

2 Bedroom, 2.00 Bathroom, 829 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to FOX One, located in the heart of Edmonton's vibrant downtown on 104 Street—home to the city's best restaurants, shopping, and entertainment. This 8th-floor 2 bed, 2 bath condo boasts sweeping views of Rogers Place, the Neon District, and all of 104 Street. Designed with an exceptional layout, this condo stands out from typical downtown units. At its heart is a central kitchen surrounded by the living and dining areas, making it the perfect space for entertaining. Both spacious bedrooms feature walk-in closets, and the primary suite offers a serene retreat. The in-suite laundry room includes additional storage, and a large front closet adds even more space. Used only as a part-time office by the original owner, the unit feels like new. Hunter Douglas blinds, titled indoor parking with storage cage, and the option to come furnished add to its appeal. Just steps from the Ice District, MacEwan University, and the upcoming Central Park, this location puts you in the center of it all.

Built in 2014

### Essential Information

MLS® #	E4427112
Price	\$339,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	804 10226 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1B8

### **Amenities**

Amenities	Intercom, Parking-Plug-Ins, Secured Parking, Sprinkler System-Fire
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	28
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Stone, Stucco
Exterior Features	Back Lane, Flat Site, Paved Lane, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City
Roof	Flat
Construction	Concrete, Brick, Stone, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 23rd, 2025

Days on Market 12

Zoning Zone 12

Condo Fee \$423

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