

Courtesy Of Reanna D Bowden Of Rimrock Real Estate

## \$214,500 - 506 10504 99 Avenue, Edmonton

MLS® #E4463837

**\$214,500**

1 Bedroom, 0.50 Bathroom, 612 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience urban living at its finest at the Omega! Bonus!! Short-term rentals are Welcome!! Situated in the heart of the Downtown, just steps away from trendy restaurants, shopping destinations & the vibrant river valley parks and trail systems. Immerse yourself in the spectacular views of the city from this NW-facing corner unit. Enjoy the convenience of LRT transit within proximity. This modern & executive 1-bed/1-bath condo in the Omega offers an impressive look & feel. The open concept layout & large windows invite an abundance of natural sunlight, creating a bright & airy atmosphere. The kitchen features stainless steel appliances and a large eat-up bar. Convenience is at your fingertips w/ in-suite laundry and a well-equipped gym for residents. Additional amenities include a secure, heated underground parking stall & a lovely coffee bistro on the main level for your enjoyment. Excellent, well-run building, with low condo fees in a perfect location.

Built in 2004

### Essential Information

MLS® # E4463837

Price \$214,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 0.50                   |
| Half Baths     | 1                      |
| Square Footage | 612                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 506 10504 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1B2             |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Deck, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking   | Underground                                                                         |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                           |
| # of Stories | 14                                                               |
| Stories      | 1                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                              |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                  |
| Construction      | Concrete, Stucco                                                              |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 12            |
| Condo Fee      | \$486              |

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Listing information last updated on November 2nd, 2025 at 3:02am MST