

Courtesy Of Brice J Laidler Of Black Sheep Realty

## \$329,900 - 804 10226 104 Street, Edmonton

MLS® #E4427112

**\$329,900**

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 corner unit 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 2-3 times a month for a few hours, kitchen never been used, the unit feels like new. 2 shades (regular and blackout) Hunter Douglas blinds, titled indoor parking and a separate titled large storage cage. Just steps from the Ice District and Macewan University.

Built in 2014

### Essential Information

MLS® # E4427112

Price \$329,900

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                40  
Zoning                              Zone 12  
Condo Fee                        \$423

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