

## \$296,000 - 2103 10152 104 Street, Edmonton

MLS® #E4451464

**\$296,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Dreaming of life in the heart of downtown? Perched on the 21st floor of the prestigious Icon II building on 104th Street, this stunning 2-bedroom, 2-bath condo offers 846 sq ft of upscale living space. Designed with modern elegance in mind, the home features polished concrete floors, upgraded custom lighting, granite countertops, and air conditioning for year-round comfort. Step out onto the expansive west-facing balcony and take in sweeping views from Rogers Place to the River Valley, while enjoying the vibrant atmosphere of 104th Street below—including the popular Saturday Market. Everything downtown Edmonton has to offer is just steps away: restaurants, shopping, Grant MacEwan University, and more. The unit also includes one titled parking stall and a rare storage locker—one of the few available in the building.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451464  |
| Price          | \$296,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 846       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2009                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2103 10152 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0B5               |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Parking-Visitor, Patio, Secured Parking, See Remarks |
| Parking   | Heated, Stall, Underground                           |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                |
| # of Stories      | 35                                                               |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stone, Stucco                                   |
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane                                                    |
| Construction      | Concrete, Brick, Stone, Stucco                                   |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 17               |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$713   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 4:02pm MDT