

## **\$294,900 - 602 10226 104 St, Edmonton**

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MLS® #E4452902

**\$294,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

City Living at Its Finest! Experience a stunning urban lifestyle in this bright corner unit at the FOX ONE Building. Enjoy spectacular Edmonton city views through wall-to-wall windows and from your large balcony. The spacious, open-concept layout features a modern kitchen with granite countertops, stainless steel appliances, a stylish backsplash, and high-end cabinetry. A center island granite breakfast bar is open to the living area, perfect for entertaining. With 9-foot ceilings and quality modern finishes, this home is both stylish and comfortable. You're just minutes away from Rogers Place, the LRT, a bustling Farmers Market, dining, theatres, and shopping—all the services for a cosmopolitan lifestyle on this tree-lined, vibrant street. The unit includes in-suite laundry, two washrooms, and underground parking. Your amazing lifestyle awaits. Welcome Home.



Built in 2014

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4452902  |
| Price          | \$294,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 861       |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 602 10226 104 St    |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 1B8             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smo<br>Parking-Extra, Secured Parki<br>Security Door, Storage In Suite, See<br>Remarks |
|-----------|---|

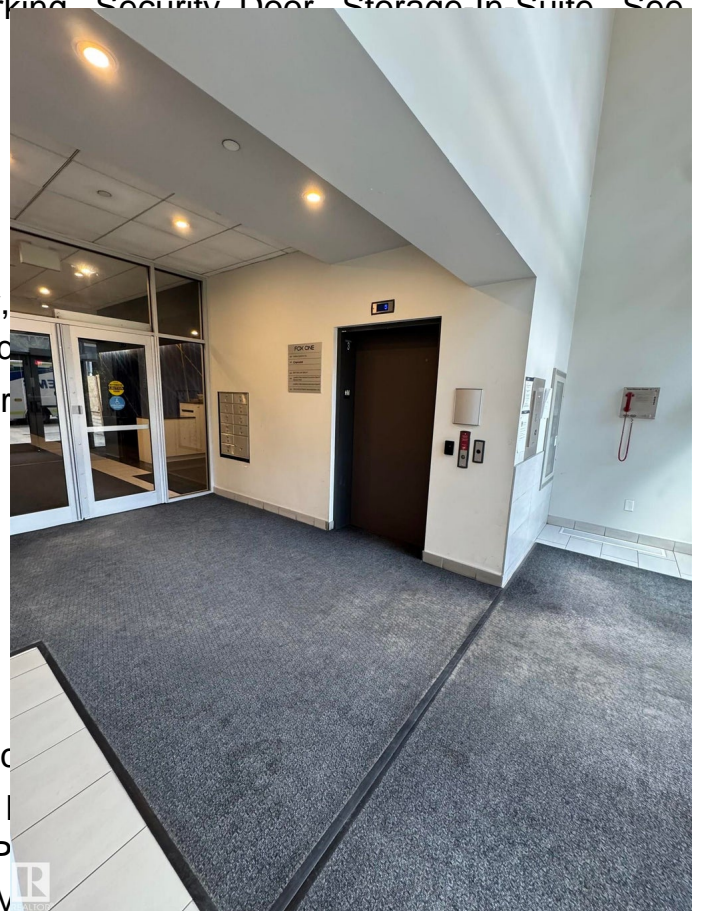
|         |             |
|---------|-------------|
| Parking | Underground |
|---------|-------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer,<br>Stove-Electric, Washer, Wind |
| Heating           | Baseboard, Hot Water, Natur                                 |
| # of Stories      | 27  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stone, Stucco   |
| Exterior Features | Fenced, Flat Site, Golf I<br>Maintenance Landscape, P<br>Schools, Shopping Nearby, V |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Brick, Stone, Stucco   |
| Foundation        | Concrete Perimeter   |



## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$397             |

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Listing information last updated on August 15th, 2025 at 2:32am MDT