

## \$273,000 - 2202 10136 104 Street, Edmonton

MLS® #E4462728

**\$273,000**

2 Bedroom, 2.00 Bathroom, 985 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Amazing views from Floor 22, and this is just one great reason to be Downtown!! At days end, reward yourself by sitting on your balcony and taking in the Downtown and Ice District views This home offers much more than a view, as Icon is located perfectly to maximize the downtown experience! Out the front door, and you are in the centre of it. Five minutes walk to Rogers Place and MacEwan Campus, the Alberta Legislature and Govt. Centre is 10 minutes SW, & River Valley are within walking distance. The seasonal D/T Farmers' Market is out your front door. Restaurants in every direction, and LRT across the street will take you to the UofA , Nait, Millwoods, Southside, and Edmonton Int. Airport with one bus transfer! This two-bdrm/bath home offers just under 1,000 sq ft, S/S appliances, island kitchen, recent paint, primary bdrm with ensuite, large in-suite Laundry/Storage room, NG BBQ connection on the balcony, and the titled UNGRD, heated stall. D/T is getting revitalized, move in and enjoy the living.

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462728  |
| Price    | \$273,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 985                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2202 10136 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0B5               |

### Amenities

|                |                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                               |
| Parking        | Heated, Parkade, Underground                                                                                                                                    |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas                                                           |
| # of Stories      | 30                                                                                          |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                      |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Park/Reserve, Paved Lane, |

Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown

|              |                         |
|--------------|-------------------------|
| Roof         | EPDM Membrane           |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 12            |
| Condo Fee      | \$608              |

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Listing information last updated on October 22nd, 2025 at 1:02am MDT