

## \$269,900 - 2303 10152 104 Street, Edmonton

MLS® #E4451185

**\$269,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

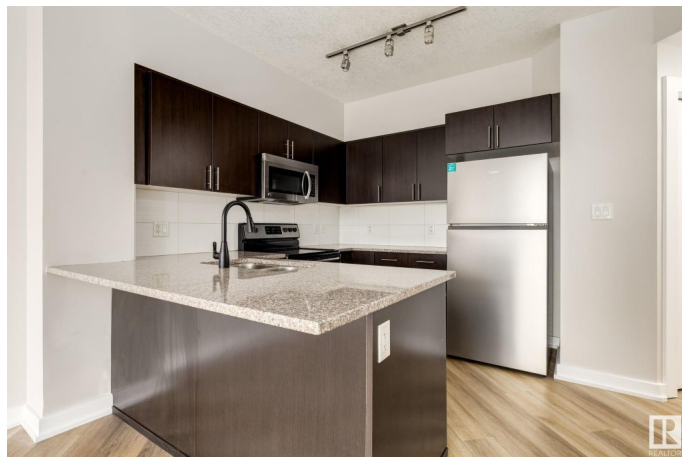
Live the high-rise lifestyle in the heart of downtown Edmonton! Surrounded by some of the city's best restaurants, shopping, and entertainment, this 23rd-floor corner unit in Icon II puts you just steps from the Farmer's Market, Ice District, Rogers Place, MacEwan University, the LRT pedway, and everything else you need. Inside, this 2 bed, 2 bath condo offers a bright and open layout with floor-to-ceiling windows, showcasing panoramic southeast views of the River Valley and downtown skyline. The wraparound balcony is perfect for morning coffee or entertaining in the sun. Recently updated with brand new luxury vinyl plank flooring and fresh paint, the space feels like new. The modern kitchen features granite countertops, espresso cabinetry, stainless steel appliances, and a breakfast bar. You'll also enjoy in-suite laundry, underground heated parking, visitor parking, and immediate possession. All in a well-managed concrete building in one of Edmonton's most walkable locations!

Built in 2009

### Essential Information

MLS® # E4451185

Price \$269,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 844                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2303 10152 104 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0B6               |

### Amenities

|                |                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                  |
| Parking        | Underground                                                                                                                                                                                        |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                        |
| # of Stories      | 35                                                                                                            |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|          |                                |
|----------|--------------------------------|
| Exterior | Concrete, Brick, Stone, Stucco |
|----------|--------------------------------|

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | EPDM Membrane                                                                                                                                                                   |
| Construction      | Concrete, Brick, Stone, Stucco                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 98               |
| Zoning         | Zone 12          |
| Condo Fee      | \$701            |

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 November 11th, 2025 at 8:02pm MST