

## \$499,900 - 1401 10504 99 Avenue, Edmonton

MLS® #E4444459

**\$499,900**

2 Bedroom, 2.50 Bathroom, 1,345 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to the PENTHOUSE at The Omega with stunning views of Edmonton's gorgeous river valley and skyline with South, East and Northern exposures. This trendy 1345sqft unit has 2 Bedrooms plus a den, 2.5 bathrooms and a wrap around balcony with 2 gas outlets and 3 access points from the living room, primary bedroom and den. A modern open layout features a beautiful kitchen with plenty of cabinets with under cabinet lighting, granite counter tops & granite back splash, which opens right onto the dining room. The living room features linear gas fireplace with tile surround and a trendy 2pc powder room. The master bedroom has lots of closet space & a 4pc ensuite bathroom. The 2nd bedroom has a full 3pc ensuite of its own. French door open into the sun filled den. The unit is complete with full laundry room, AC, and a 2 car tandem underground parking. The building has a full gym, cute little coffee shop and is a quick walk to all the best that downtown living has to offer. This is one unit not to be missed.

Built in 2004

### Essential Information

MLS® # E4444459

Price \$499,900

Bedrooms 2



|                |                     |
|----------------|---------------------|
| Bathrooms      | 2.50                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,345               |
| Acres          | 0.00                |
| Year Built     | 2004                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |
| Style          | Penthouse           |
| Status         | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1401 10504 99 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1B2              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Tandem, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 14   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, Public Transportation, River Valley View, River View, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | Flat  |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 12         |
| Condo Fee      | \$991           |

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Listing information last updated on July 4th, 2025 at 11:02pm MDT