



**Edmonton**      **12 Downtown (Edmonton)**      **LP:**      **\$240,000**  
 #908 9819 104 ST NW      **SP:**      **M**

**ACTIVE**

**Type:** Apartment High Rise      **Listing ID#:** E4222070  
**Style:** Single Level Apartment      **Bdrms Above:** 1  
**Year Built:** 2006      **Bdrms Total:** 1  
**Full Baths:** 1      **Basement:** None  
**Half Baths:** 0      **Bsmnt Dev:** No Basement  
**Tot A.G. SqFt:** 660.26      **Tot A.G. SqM:** 61.34

A must see corner unit with both river valley AND lovely NW city views, embracing nature & urban at the same time. Perfect for the professional with an affinity for the outdoors with biking & walking trails at your door & close proximity to Victoria golf course & Edmonton Ski Club, not-to-mention U of A, Grant McEwan & the Ice District. Open plan with 9ft ceilings, A/C & lots of natural light. Recent upgrades include new luxury vinyl plank flooring, carpet in the bedroom, LED light fixtures & professionally painted. Kitchen is gorgeous with maple cabinetry, an island, granite counter-tops & stainless steel appliances. Large bedroom has a walk-in closet & a cheat door to the main bath. Laundry room has extra storage & the balcony has gas BBQ hook-up & looks out onto a river valley staircase surrounded by lush trees & an unobstructed view of the historic McKay Avenue Building. A well-managed complex offering an exercise room & an exquisite roof top patio from where you can enjoy city views & fireworks!

**Directions:**

**Virtual Tour:** <https://vimeo.com/484582642>      **Brochure:** <http://www.908-9819-104st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>	61.34	660.26
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BIGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	61.34	660.26
<b>Parking:</b>	Heated, Underground								
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/				

<b>Living Room:</b>	3.30x3.00	M	<b>Primary Bedroom:</b>	3.97x3.16	M
<b>Dining Room:</b>	2.70x2.40	M	<b>Bedroom 2:</b>		
<b>Kitchen:</b>	3.00x2.57	M	<b>Bedroom 3:</b>		
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>					
<b>Bonus Room:</b>					

**Flooring:** Carpet, Ceramic Tile, Vinyl Plank      **Foundation:** Concrete  
**Construction:** Concrete      **Heating Type:** Fan Coil, Forced Air-1  
**Roof:** Metal      **Heat Source:** Natural Gas  
**Exterior:** Stucco      **Features:** Air Conditioner, Detectors Smoke, Exercise Room, Laundry-In-Suite, Secured Parking, Security Door, Storage-In-Suite  
**Site Influences:** Backs Onto Park/Trees, Golf Nearby, Hillside, Public Transportation, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks

**Goods Included:** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer      **Restrictions:** No pets allowed

**Goods Excluded:**

**Warranty:**

**Elem School:**      **Jr. High School:**      **Sr High School:**

<b>Condo Name:</b>	Vivacity One	<b>Condo Fee Incl:</b>	Electricity, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer
<b>Condo Fee:</b>	\$449.93	<b>HOA Fee:</b>	
<b>Floor Location:</b>	Other	<b>Floor Number:</b>	9
<b>Balcony/Terrace</b>	Yes	<b>Unit Exposure:</b>	NW
		<b>HOA Fee Incl:</b>	

**Total Lot M2:** 15.76      **Lot Shape:**      **Lot Dimen:**  
**Frontage:**      **Depth:**      **Zoning:**  
**Conform:**      **Conform Yr:**      **Front Expos:** South  
**Taxes:** \$2,056.30 2020      **Local Improve:**