

\$249,900 - 109 9804 101 Street, Edmonton

MLS® #E4422629

\$249,900

2 Bedroom, 1.00 Bathroom, 950 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

This elegant 2-bedroom condo is ideally located in the heart of Downtown, within the historic Rossdale District. Offering 950 sq. feet of well-appointed living space, it includes 2 spacious bedrooms, one underground parking stall, and 2 storage cages for additional storage. The open-concept layout features a dining area, kitchen with plentiful cabinetry, a nook bar, garburator, new dishwasher, microwave hood fan, and a granite sink, along with a 4-person eating bar. The large living room is filled with natural light from expansive windows that offer beautiful City views, leading to a cozy covered balcony with a natural gas BBQ hookup and air conditioning for warm Edmonton days. The master bedroom is bright and well-sized, with a walk-through entrance to a 4-piece ensuite, complete with a large soaker tub and a stand-alone shower. The second bedroom is also generously sized. Additional building amenities include underground parking, bike racks, and ample storage, all situated across from a beautiful park.

Built in 2001

Essential Information

MLS® # E4422629

Price \$249,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 950 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 109 9804 101 Street |
| Area | Edmonton |
| Subdivision | Rossdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2X3 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Visitor |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks |

| | |
|--------------|---------------------|
| Roof | Tar & Gravel |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 23rd, 2025 |
| Days on Market | 69 |
| Zoning | Zone 12 |
| Condo Fee | \$404 |

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 May 3rd, 2025 at 12:02pm MDT