

\$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	144
Zoning	Zone 12
Condo Fee	\$404

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