

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

MLS® #E4422629

**\$249,900**

2 Bedroom, 1.00 Bathroom, 950 sqft

Condo / Townhouse on 0.00 Acres

Rosssdale, Edmonton, AB

This elegant 2-bedroom condo is ideally located in the heart of Downtown, within the historic Rosssdale 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	70
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 4th, 2025 at 3:02pm MDT