

## \$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 | 56                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$404               |

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Listing information last updated on April 19th, 2025 at 10:47pm MDT