

\$265,000 - 107 9804 101 Street, Edmonton

MLS® #E4423226

\$265,000

2 Bedroom, 1.50 Bathroom, 902 sqft
Condo / Townhouse on 0.00 Acres

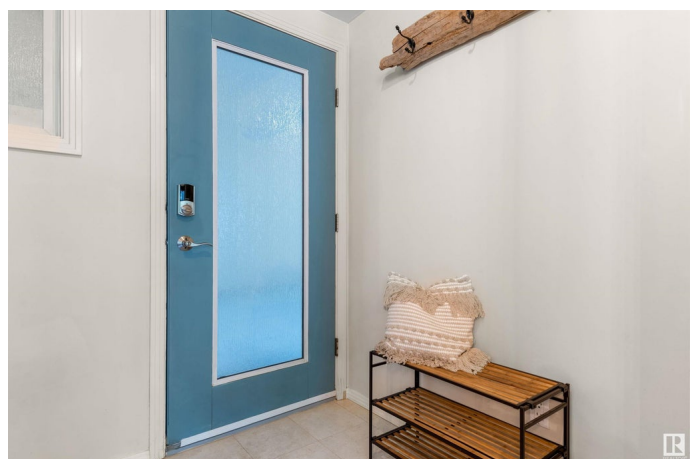
Rossdale, Edmonton, AB

INCREDIBLE LOCATION! This is downtown living at it's finest! Unique unit offers 900 sqft on TWO levels & TWO underground Parking Stalls. The **SHOW-STOPPING** Main Floor is Showered in Sunlight thanks to a **HUGE BANK OF WINDOWS**. Gourmet kitchen w/ loads of White maple cabinets, Pantry, Built in Oven, Cooktop. The Spacious Living Room leads out to a Private Balcony to enjoy your morning coffee. Upstairs are 2 Great size Bedrooms, Master bedroom is equipped with a large Walk-In Closet. A 4 Piece Bath and Upper Laundry Complete the Upper Level. **TWO HEATED U/G parking, storage unit & AIR CONDITIONED. PREMIERE** Location, Close to restaurants, shops, transit, **ARENA** district. **MUST VIEW!**

Built in 2001

Essential Information

MLS® #	E4423226
Price	\$265,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	902
Acres	0.00



Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	107 9804 101 Street
Area	Edmonton
Subdivision	Rosssdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Visitor, Patio, Storage Cage
Parking Spaces	2
Parking	Underground

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 27th, 2025
Days on Market	15
Zoning	Zone 12
Condo Fee	\$417

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Listing information last updated on March 14th, 2025 at 5:47pm MDT