

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

MLS® #E4423226

\$265,000

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

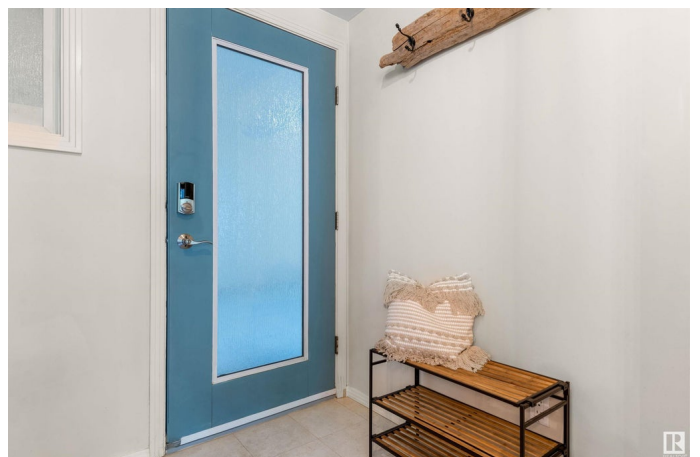
Rossdale, Edmonton, AB

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 | Rossdale |
| 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 | 14 |
| Zoning | Zone 12 |
| Condo Fee | \$417 |

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 March 13th, 2025 at 3:47am MDT