

## **\$249,000 - 106 1004 Rosenthal Boulevard, Edmonton**

MLS® #E4443776

**\$249,000**

2 Bedroom, 2.00 Bathroom, 774 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Location, Location by Pond and Walking Trails in Gorgeous Rosenthal, Pet Friendly! The Perfect 2 Bedrooms, 2 Washrooms, 9 ft ceilings, Underground Parking & surface stall (2 Titled stalls), In-Suite Laundry, main floor walkout south facing patio excellent for barbeque (w/gas hook-up) and entertainment. Jade Condominiums are very well maintained and have excellent grounds and parking space. This open floor plan features a warm, inviting cappuccino finish, large open kitchen with faucet sink island that has views of the patio. Complimentary wood style quality upgraded laminate flooring, plus stainless steel appliances provide the perfect Bistro Style setting in Your own kitchen with of a walkout patio for great additional dining fun. Two - 4 piece washrooms, one as ensuite for primary bedroom, the other washroom is versatile for general use, however is adjacent to the 2nd bedroom. Jade Condominium offers an extensive gym, social - billards room, elevator to underground pkg. Minutes to Henday & Whitemud !!!

Built in 2014

### **Essential Information**

MLS® # E4443776

Price \$249,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 774                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 106 1004 Rosenthal Boulevard |
| Area        | Edmonton                     |
| Subdivision | Rosenthal (Edmonton)         |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5T 7C6                      |

### Amenities

|                |                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Security Door, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                              |
| Parking        | Heated, Underground                                                                                                                                                                                                            |
| Is Waterfront  | Yes                                                                                                                                                                                                                            |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                                                                                           |
| Exterior Features | Backs Onto Lake, Environmental Reserve, Golf Nearby, Lake Access Property, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                                                                                         |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 58         |
| Condo Fee      | \$476           |

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 August 18th, 2025 at 8:47pm MDT