

## \$225,000 - 9938 104 Street, Edmonton

MLS® #E4441900

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,048 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Main floor convenience in the heart of downtown! Visit the REALTOR®'s website for more details. This spacious 2 bedroom, 2 bathroom condo with a den offers an ideal layout for students, professionals, or anyone looking to enjoy downtown living with ease. The open-concept floor plan features a functional kitchen, bright living area, and a versatile den that can be used as a home office or additional storage. Both bedrooms are well-sized, and the primary includes its own private 3-piece ensuite. You'll also appreciate in-suite laundry and underground parking for added comfort and security. Located just minutes from Grant MacEwan University, Rogers Place, and the Ice District, you'll love having transit, restaurants, shops, and the river valley within walking distance. Whether you're a first-time buyer or an investor looking for a central location, this move-in-ready unit is a smart choice in Edmonton's vibrant downtown core.

Built in 2002

### Essential Information

MLS® #	E4441900
Price	\$225,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,048
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X7

### Amenities

Amenities	Car Wash, Detectors Smoke, Intercom, Parking-Visitor, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Parkade, Single Indoor

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, River Valley View,

Schools, Shopping Nearby, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau School
Middle	Allendale School
High	Victoria School

### Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$570

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