# \$249,900 - 109 9804 101 Street, Edmonton

MLS® #E4422629

#### \$249,900

2 Bedroom, 1.00 Bathroom, 950 sqft Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

This elegant 2-bedroom condo is ideally located in the heart of Downtown, within the historic Rossdale 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 & T

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 23rd, 2025

Days on Market 53

Zoning Zone 12

Condo Fee \$404

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