

## \$225,000 - 102 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

Enjoy the convenience & comfort with this spacious 2 bed, 2 bath, with a den & included furniture, making it truly move-in ready. Visit the REALTOR®'s website for more details. Perfectly suited for students, professionals, or anyone seeking an easy downtown lifestyle, this unit features an open-concept layout with a functional kitchen, a bright and inviting living area, and a versatile den that works well as a home office, study space, or extra storage. Both bedrooms are generously sized, & the primary bedroom includes a private 3-pc ensuite. Highlights include in-suite laundry, underground parking, and the ease of being on the main floor-ideal for accessibility and convenience. Located just minutes from Grant MacEwan U, Rogers Place, & the Ice District, you'll be steps away from transit, restaurants, shopping, & the scenic river valley. Whether you're a first-time buyer or an investor looking for a turnkey opportunity, this fully furnished condo offers excellent value 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	102 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	Heated, Underground

### **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	21
Zoning	Zone 12
Condo Fee	\$570

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