

## \$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 | 4               |
| Zoning         | Zone 12         |
| Condo Fee      | \$570           |

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Listing information last updated on June 16th, 2025 at 7:02am MDT