

\$205,000 - 312 9938 104 Street, Edmonton

MLS® #E4433559

\$205,000

2 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Located on a quite tree lined street just steps away from the river valley & LRT station, this 2 bedroom, 2 bathroom, 3rd floor unit is the perfect blend of downtown convenience & comfortable living. Move in ready, this well maintained unit features an open concept layout with new flooring, cozy gas fireplace, beautiful crown molding & private balcony with natural gas BBQ hook up. The kitchen offers maple cabinetry, tile backsplash & white appliances. A large master suite features walk-in closet & full 4pc ensuite. A spacious second bedroom & 4pc main bathroom on the opposite side of the unit provide an ideal set up for a shared living space. In-suite laundry with storage, window coverings & 1 heated underground parking stall included. Within walking distance to all major amenities including the Ice District, Grant MacEwan University, Jasper avenue, downtown markets & countless cafes/restaurants. Condo fees cover all utilities except electricity. Free guest parking when residents register via text.

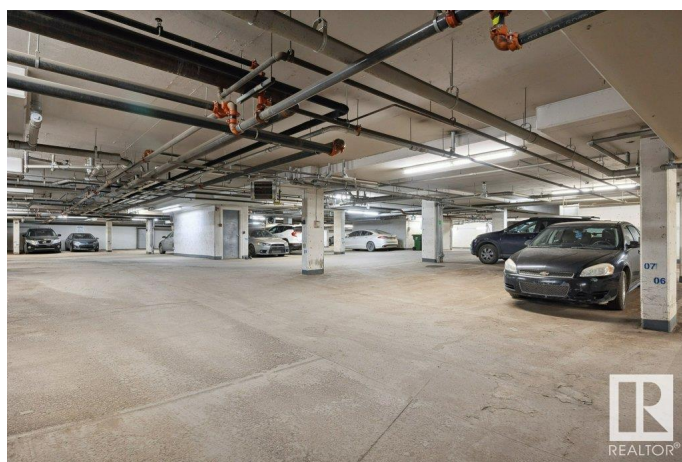
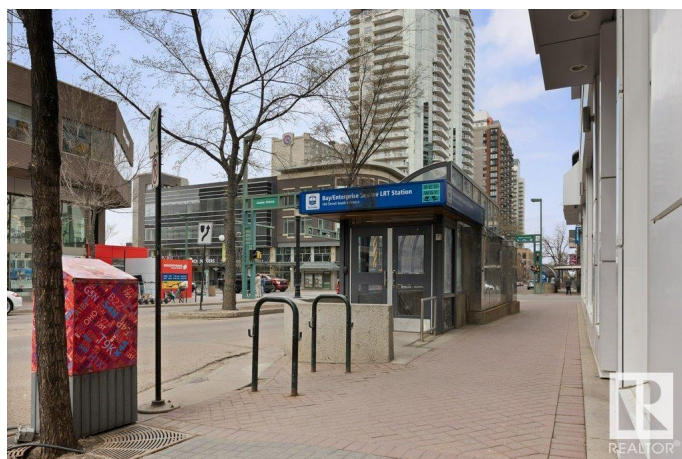
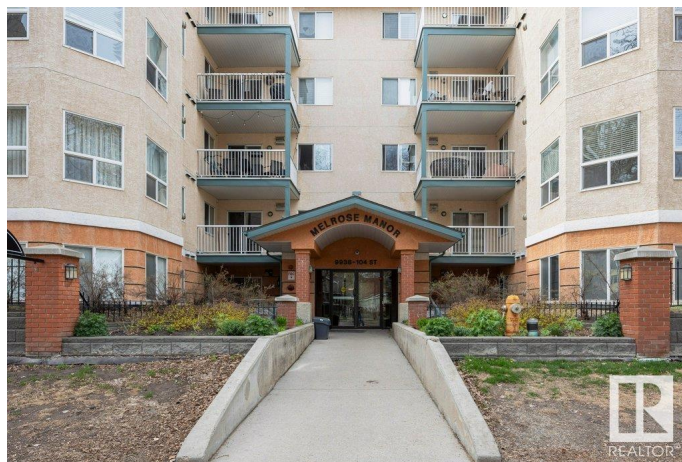
Built in 2002

Essential Information

MLS® # E4433559

Price \$205,000

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 843 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 312 9938 104 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2K7 |

Amenities

| | |
|----------------|--|
| Amenities | Car Wash, Deck, Detectors Smoke, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Baseboard, Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner, Mantel, Tile Surround |
| # of Stories | 5 |
| Stories | 5 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

| | |
|-------------------|---|
| Exterior Features | Corner Lot, Golf Nearby, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 40 |
| Zoning | Zone 12 |
| Condo Fee | \$514 |

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Listing information last updated on June 10th, 2025 at 4:02pm MDT