

## \$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
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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	47
Zoning	Zone 12
Condo Fee	\$514

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Listing information last updated on June 17th, 2025 at 10:34am MDT