

\$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	64
Zoning	Zone 12
Condo Fee	\$514

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 12:02pm MDT