

## \$239,900 - 204 9640 105 Street, Edmonton

MLS® #E4446821

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,029 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Located in the heart of Rossdale, stones throw to our iconic River Valley and Legislative Grounds you'll find this gorgeous condo. Featuring 2 bedrooms , 2 full bathrooms, large peninsula style kitchen with loads of cabinets, breakfast bar, newer Corian countertops (also done in both bathrooms), ceramic flooring & spacious dining area. The livingroom has a cozy gas fireplace, upgraded laminate flooring, numerous SW windows that provide much sunlight and access to spacious circular balcony. Good sized bedrooms, ample storage , newer central air-conditioner/furnace, 6 appliances and 1 underground parking stall (53). Just minutes to many of Edmonton's finest attractions including Rogers Arena, Folkfest, Accidental Beach, dining, grocery as well as the University & LRT System. In 2015 the building went through a major upgrade: stucco off to 40 year "Hardie Plank" board, roof, attic insulation, windows, balconies/railings & dura-decking. Reasonable condo fee's incl heat and water. See today!

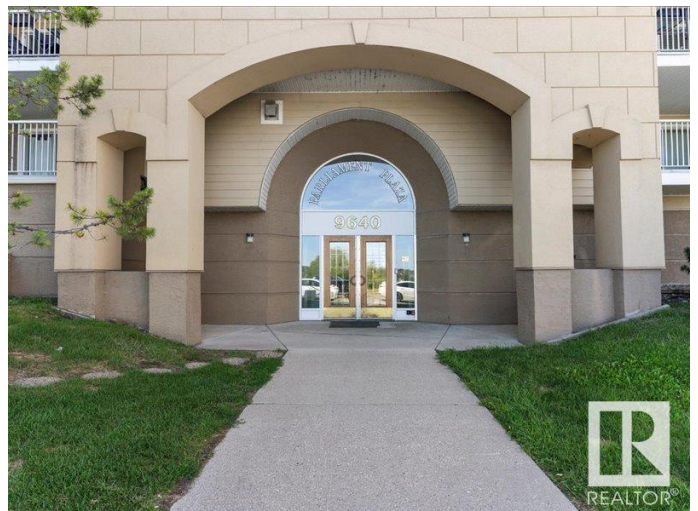
Built in 1995

### Essential Information

MLS® # E4446821

Price \$239,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,029                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 9640 105 Street |
| Area        | Edmonton            |
| Subdivision | Rosssdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0Z7             |

### Amenities

|           |                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Television Connection |
| Parking   | Heated, Underground                                                                                                       |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Glass Door                                                                                                                                             |
| # of Stories      | 4                                                                                                                                                      |
| Stories           | 1                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                      |

### Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Stone, Hardie Board Siding |
|----------|----------------------------------|

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Golf Nearby, Hillside, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stone, Hardie Board Siding                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 12        |
| Condo Fee      | \$568          |

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Listing information last updated on August 3rd, 2025 at 5:17am MDT