

## \$239,900 - 303 9131 99 Street, Edmonton

MLS® #E4450599

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

**BOUTIQUE STRATHCONA CONDO WITH GREAT VIBES. EAST-FACING BALCONY & PRIME LOCATION** Live steps from Mill Creek Ravine, river valley trails, & local favorites. In this updated 2 bed, 2 bath, 1,016 sqft condo in The Rembrandt. Easy access to the U of A, Whyte Ave, downtown, and LRT, the location offers walkability & lifestyle. Inside, enjoy a bright, open layout with a sunny east-facing balcony, perfect for morning coffee or evening BBQs. The kitchen was fully renovated in 2023 with solid walnut butcher block countertops, new cabinets, stainless steel appliances, and a tile backsplash. The primary suite features a 3-piece ensuite, while the 2nd bedroom sits next to a full bath, ideal for guests or a home office. Youâ€™ll love the luxury vinyl plank flooring, updated trim, LED lighting, and fresh finishes throughout. Extras include in-suite laundry, large storage room, and heated underground parking. Condo fee covers all utilities, including ELECTRICITY. Move-in ready and beautifully maintained! Must See!

Built in 1993

### Essential Information

MLS® # E4450599

Price \$239,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,017                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 303 9131 99 Street |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 3V9            |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Secured Parking |
| Parking Spaces | 1                                                   |
| Parking        | Heated, Parkade, Stall, Underground                 |

### Interior

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

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                             |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 15         |
| Condo Fee      | \$813           |

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Listing information last updated on August 2nd, 2025 at 5:02pm MDT