

## \$225,000 - 102 9938 104 Street, Edmonton

MLS® #E4441900

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,048 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Enjoy the convenience & comfort with this spacious 2 bed, 2 bath, with a den & included furniture, making it truly move-in ready. Visit the REALTOR®'s website for more details. Perfectly suited for students, professionals, or anyone seeking an easy downtown lifestyle, this unit features an open-concept layout with a functional kitchen, a bright and inviting living area, and a versatile den that works well as a home office, study space, or extra storage. Both bedrooms are generously sized, & the primary bedroom includes a private 3-pc ensuite. Highlights include in-suite laundry, underground parking, and the ease of being on the main floor-ideal for accessibility and convenience. Located just minutes from Grant MacEwan U, Rogers Place, & the Ice District, you'll be steps away from transit, restaurants, shopping, & the scenic river valley. Whether you're a first-time buyer or an investor looking for a turnkey opportunity, this fully furnished condo offers excellent value in Edmonton's vibrant downtown core.

Built in 2002

### Essential Information

MLS® #	E4441900
Price	\$225,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,048
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	102 9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X7

### Amenities

Amenities	Car Wash, Detectors Smoke, Intercom, Parking-Visitor, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau School
Middle	Allendale School
High	Victoria School

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	19
Zoning	Zone 12
Condo Fee	\$570

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