

## \$280,000 - 418 9804 101 Street, Edmonton

MLS® #E4452567

**\$280,000**

2 Bedroom, 1.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

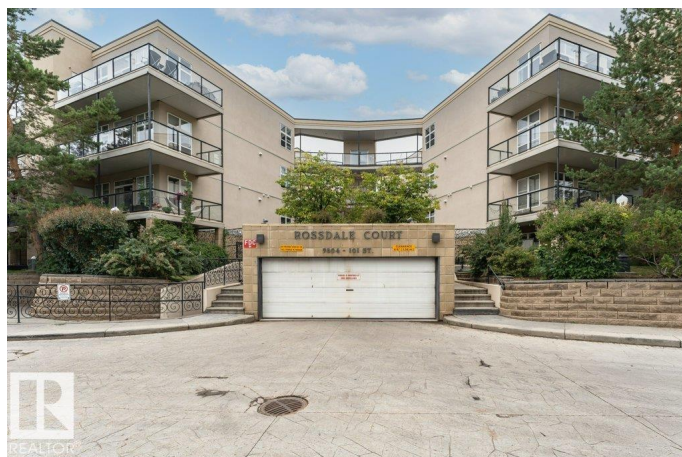
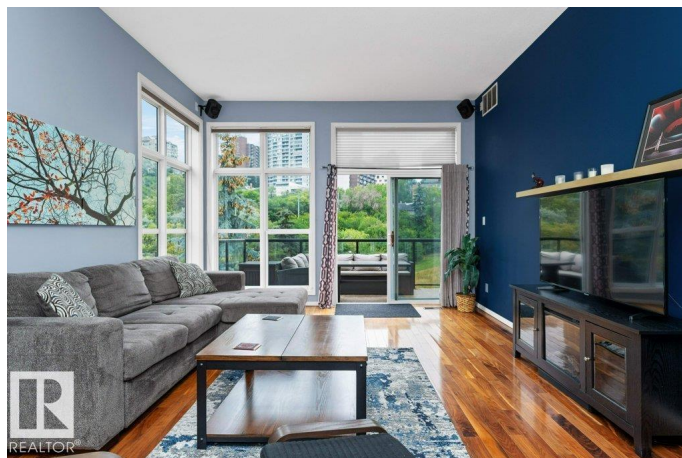
TOP FLOOR CORNER UNIT WITH CITY VIEWS! Live in the heart of Rossdale, just steps from the River Valley & minutes to downtown. This 2 bed, 1 bath, 958 SqFt condo offers an open floor plan with hardwood floors, granite counters, stainless steel appliances, in-suite laundry, & floor-to-ceiling windows that flood the space with natural light. The massive primary bedroom features a walk-in closet, while the spacious second bedroom is perfect for guests, a home office, or flex space. The spa-like bath includes a glass shower & soaker tub. Enjoy recent upgrades including cook top-stove(2023), dishwasher (2024), carpets (2022), furnace (2021), hot water tank (2022), & central A/C (2022). Relax on your private balcony with sweeping views, & take advantage of underground heated parking, storage, & the building's open-air pedway and glass elevator. Surrounded by green space with a 92/100 walk score"close to transit, shopping, & Telus Park"this is elevated city living in one of Edmonton's most sought after locations!

Built in 2001

### Essential Information

MLS® # E4452567

Price \$280,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 958                    |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 418 9804 101 Street |
| Area        | Edmonton            |
| Subdivision | Rossdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X3             |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke |
| Parking Spaces | 1                                                                            |
| Parking        | Heated, Stall, Underground                                                   |

### Interior

|              |                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                             |
| # of Stories | 4                                                                                                                                                                     |
| Stories      | 1                                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                                   |
| Basement     | None, No Basement                                                                                                                                                     |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby, View City, View Downtown,  
See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$404             |

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Listing information last updated on August 19th, 2025 at 3:32am MDT