

## \$284,900 - 403 9804 101 Street, Edmonton

MLS® #E4445819

**\$284,900**

2 Bedroom, 1.00 Bathroom, 1,094 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

**SELLER WILL PAY FIRST 12 MONTHS OF CONDO FEES AND 1 YEAR OF PROPERTY TAXES!!** Gorgeous TOP floor condo overlooking Diamond Park & Rossdale Park! This beautiful 2 bed, 1 bath boasts 1094 sq ft of living space with greenspace & river valley trails located just steps away from your door! This condo features an open concept design with 10-foot ceilings and floor-to-ceiling windows that offer **STUNNING** panoramic views of the city skyline. The kitchen has maple cabinets, island w/raised eating bar, SS appliances and dining area. The spa style bathroom has a large corner tub & corner shower. Recent upgrades include ceramic tile, vinyl plank flooring, modern light fixtures and Hot Water on Demand System. You'll appreciate the convenience of in-suite laundry, titled underground **PARKING** and storage locker. Plus, the large beautiful balcony with a BBQ gas line is perfect for entertaining guests! Do not let this stunner pass you by!

Built in 2001

### Essential Information

MLS® #	E4445819
Price	\$284,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,094
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	403 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2X3

### **Amenities**

Amenities	Ceiling 10 ft., Detectors Smoke, Hot Water Tankless, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, 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	Backs Onto Park/Trees, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 12
Condo Fee	\$439

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 6th, 2025 at 12:17am MDT