

## \$249,000 - 902 9921 104 Street, Edmonton

MLS® #E4412810

**\$249,000**

2 Bedroom, 1.50 Bathroom, 1,428 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This hidden GEM in the heart of DOWNTOWN is what you are looking for. SHOPS, RESTAURANTS & TRANSIT just steps away. The red brick sidewalk welcomes you through the SECURED entry and into the foyer. SOCIAL/FITNESS ROOM on this level as well. A short ride up the elevator brings you to 902. Walk through the spacious TILED entry to your EAST/WEST exposure living room allowing plenty of light to fill the space throughout the year, while the WEST facing balcony opens up to beautiful cityscape views. Continuing through the space, we are met with the SPACIOUS DINING room conveniently next to the FULLY EQUIPPED KITCHEN ready for your recipes. The HUGE PRIMARY BEDROOM fit for a king size bed with plenty of space to spare, also has a WALK-IN closet and 2-PIECE EN-SUITE. Next room over is perfect as a guest/secondary bedroom, or OFFICE and a 4-PIECE BATH. FIBRE INTERNET EQUIPPED! CONDO INCLUDED UTILITIES, IN-SUITE LAUNDRY, CENTRAL HEAT, A/C & TITLED UNDERGROUND PARKING- this flat has all you need.



Built in 1977

### Essential Information

MLS® #	E4412810
Price	\$249,000

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,428
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	902 9921 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, See Remarks
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

### School Information

Elementary	GARNEAU SCHOOL K-6
Middle	ALLENDAL SCHOOL 7-9
High	VICTORIA SCHOOL 10-12

### Additional Information

Date Listed	November 6th, 2024
Days on Market	175
Zoning	Zone 12
Condo Fee	\$985

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