

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

MLS® #E4430368

\$284,900

2 Bedroom, 1.00 Bathroom, 1,094 sqft
Condo / Townhouse on 0.00 Acres

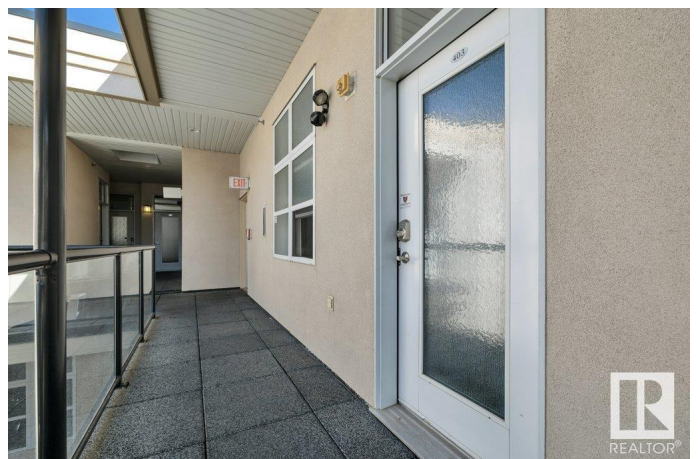
Rossdale, Edmonton, AB

SELLER WILL PAY FIRST 12 MONTHS OF CONDO FEES!! 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® # | E4430368 |
| 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 April 11th, 2025
Days on Market 67
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 June 17th, 2025 at 3:32am MDT