

Courtesy Of Manny Fuller and Max Segal Of Real Broker

# \$224,900 - 101 9921 104 Street, Edmonton

MLS® #E4423013

**\$224,900**

2 Bedroom, 1.50 Bathroom, 1,417 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this spacious two-bedroom, one-and-a-half-bathroom condo in the heart of downtown Edmonton! This first-floor unit is 1417 square feet with abundant natural light streaming in through large windows. Both bedrooms are generously sized, with the primary bedroom featuring a private en suite for added convenience. Enjoy the amazing amenities this building offers, including a gym and a social room, perfect for meeting neighbors and staying active. Location is everything, and this condo has it all—just a block away from the LRT, providing easy access to the entire city. Plus, you're only moments from the beautiful River Valley and a variety of downtown attractions, shopping, and dining. Experience the best of city living in this ideally located, bright, and spacious condo!

Built in 1977

## Essential Information

MLS® #	E4423013
Price	\$224,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,417
Acres	0.00



Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	101 9921 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K3

### **Amenities**

Amenities	Detectors Smoke, Exercise Room, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite
Parking	Parkade, Underground

### **Interior**

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

### **Exterior**

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

### **School Information**

Elementary	GARNEAU SCHOOL
Middle	ALLENDALE SCHOOL
High	VICTORIA SCHOOL

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	40
Zoning	Zone 12
Condo Fee	\$1,048

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