

Courtesy Of John L Mattiello Of RE/MAX Elite

## \$249,000 - 202 9921 104 Street, Edmonton

MLS® #E4415857

**\$249,000**

2 Bedroom, 1.50 Bathroom, 1,413 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This stunning 2-bedroom unit, spanning over 1,400 sq. ft., is filled with natural light thanks to large windows on both the west and east sides. The brand-new kitchen boasts modern appliances and flows seamlessly into the bright dining area and expansive living room. The primary bedroom offers a 2-piece ensuite and a walk-in closet, while the second bedroom is equally spacious. Additional conveniences include in-suite laundry, a generously sized storage room, and extra storage space. You'll also enjoy the benefit of an oversized titled underground parking stall. The building features fantastic amenities such as an exercise room, a party room, and plenty of visitor parking. Situated in a prime downtown location, this unit provides quick access to the LRT, the University of Alberta, Grant MacEwan, and the breathtaking River Valley trails.

Built in 1977

### Essential Information

MLS® #	E4415857
Price	\$249,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,413
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	202 9921 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K3

### **Amenities**

Amenities	Air Conditioner, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Concrete, Composition
Exterior Features	Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

## Additional Information

Date Listed	December 12th, 2024
Days on Market	131
Zoning	Zone 12
Condo Fee	\$1,027

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