

## \$297,500 - 8909 100 Street, Edmonton

MLS® #E4442323

**\$297,500**

2 Bedroom, 2.00 Bathroom, 995 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Move-in ready 2 bed, 2 bath condo in a prime Old Strathcona location, just steps from Mill Creek Ravine, river valley trails, and local restaurants. This spacious 989 sq ft unit features new flooring throughout, updated trim, and modern finishes for a clean, contemporary feel. The open layout offers a bright living space with central A/C, in-suite laundry, and access to a large private patio—perfect for relaxing or entertaining. The primary suite features a walk-through closet and 3-piece ensuite, while the second bedroom is ideal for guests or a home office. Includes titled underground parking, separate storage unit, and is located in a secure, well-managed 18+ building. Condo fees include heat, water, and exterior maintenance. Unmatched walkability to the University of Alberta, downtown, and Strathcona Farmers Market.

Built in 2000

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442323  |
| Price     | \$297,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 995                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8909 100 Street |
| Area        | Edmonton        |
| Subdivision | Strathcona      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 6T4         |

### Amenities

|                |                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                           |
| Parking        | Underground                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Heat Pump, Natural Gas                                                                                                     |
| # of Stories      | 4                                                                                                                          |
| Stories           | 1                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | None, No Basement                                                                                                          |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                           |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 15         |
| Condo Fee      | \$674           |

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Listing information last updated on June 15th, 2025 at 12:17pm MDT