

## \$279,900 - 403 9804 101 Street, Edmonton

MLS® #E4445819

**\$279,900**

2 Bedroom, 1.00 Bathroom, 1,094 sqft

Condo / Townhouse on 0.00 Acres

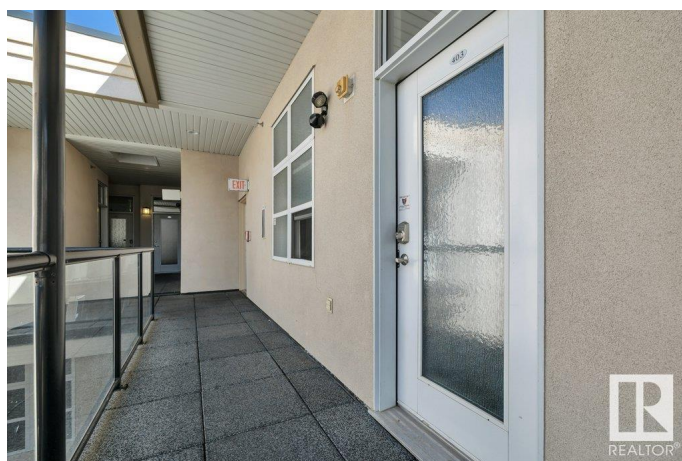
Rossdale, Edmonton, AB

SELLER WILL PAY FIRST 12 MONTHS OF CONDO FEES AND 1 YEAR OF PROPERTY TAXES!! 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® #    | E4445819  |
| Price     | \$279,900 |
| 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    | July 4th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 12        |
| Condo Fee      | \$439          |

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Listing information last updated on August 2nd, 2025 at 5:47am MDT