

Courtesy Of Craig D Hummel Of RE/MAX River City

## \$249,900 - 202 9804 101 Street, Edmonton

MLS® #E4449907

**\$249,900**

2 Bedroom, 0.50 Bathroom, 881 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

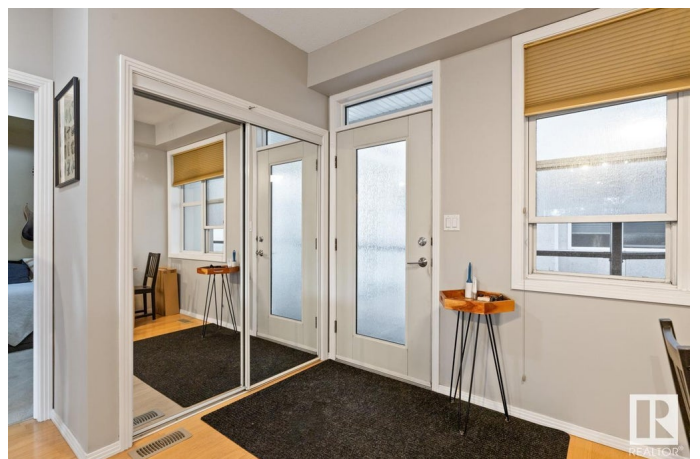
Welcome to Rossdale Court! Steps to Edmonton's gorgeous River Valley all while being within walking distance to the Downtown core. This 2-bedroom condo unit has been very well-maintained offering hardwood floors throughout the open concept kitchen, dining area and living room. The kitchen has an abundance of cabinetry and counter space and island with seating area plus brand-new dishwasher. The living room has sliding door to your spacious balcony with absolutely stunning views of the field and downtown. Picture yourself on the east facing balcony enjoying a glass of wine or reading a book on a quiet afternoon. Two bedrooms including the primary with access to the bathroom. Features and updates include: in-suite laundry and newer (2019) furnace. Secured heated underground parking with storage, elevator and pet friendly building. You can't beat this location; enjoy a morning walk along the river or take a bike ride on the beautiful trails. This is a great opportunity! Available for quick possession!

Built in 2001

### Essential Information

MLS® # E4449907

Price \$249,900



Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	881
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	202 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

### **Amenities**

Amenities	Parking-Visitor, Storage-Locker Room
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings, See Remarks
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, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 26th, 2025
Days on Market	5
Zoning	Zone 12
Condo Fee	\$376

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Listing information last updated on July 31st, 2025 at 2:33pm MDT