

## \$199,900 - 413 9938 104 Street, Edmonton

MLS® #E4436587

**\$199,900**

2 Bedroom, 2.00 Bathroom, 839 sqft

Condo / Townhouse on 0.00 Acres

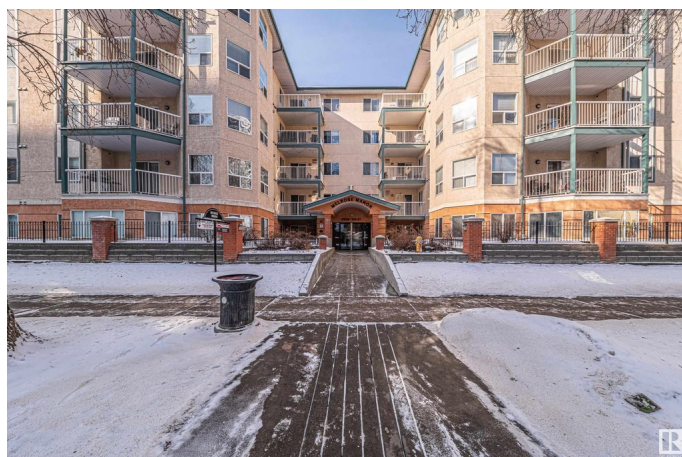
Downtown (Edmonton), Edmonton, AB

Live in the HEART of downtown Edmonton. Melrose Manor is a well managed 5 story building. This Fourth floor 2-BEDroom 2-BTHroom Condo Apartment includes Heat/water, In suite Laundry, UNDERGROUND parking, a CAR-WASH bay, gas FIREPLACE and 6 appliances. This apartment boasts a bright and open-concept layout, with beautiful laminate flooring and NEW carpet in both bedrooms. Within walking distance to scenic river valley, walking trails, shopping, arts, entertainment and the LRT. Pet Friendly living (with board approval) Great investment property to live, work and study in downtown Edmonton. Close to Grant MacEwan University, University of Alberta, and the Ice District/Rogers Place. A few of the pictures have been staged. A must see!!

Built in 2002

### Essential Information

MLS® #	E4436587
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.00
Year Built	2002



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	413 9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X7

### Amenities

Amenities	Car Wash, Intercom, Parking-Visitor, Secured Parking, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Electric
Fireplace	Yes
Fireplaces	Corner
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, Ski Hill Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	18
Zoning	Zone 12
Condo Fee	\$505

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Listing information last updated on June 2nd, 2025 at 7:32pm MDT