

## \$280,000 - 418 9804 101 Street, Edmonton

MLS® #E4452567

**\$280,000**

2 Bedroom, 1.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

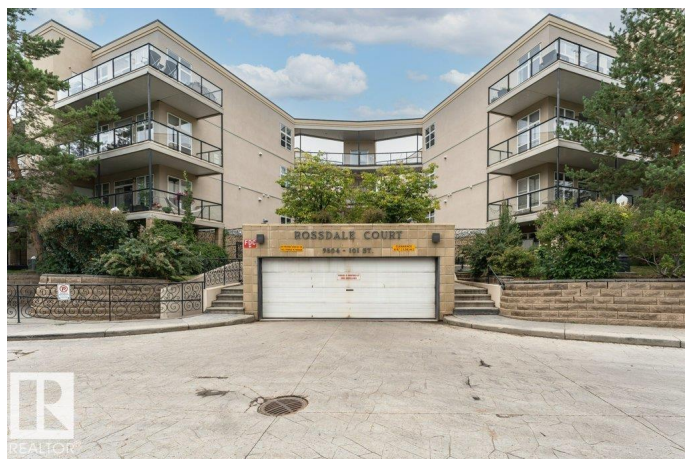
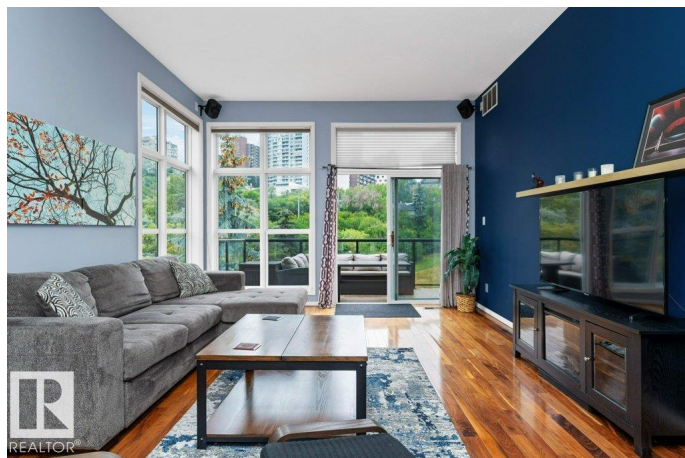
TOP FLOOR CORNER UNIT WITH CITY VIEWS! Live in the heart of Rossdale, just steps from the River Valley & minutes to downtown. This 2 bed, 1 bath, 958 SqFt condo offers an open floor plan with hardwood floors, granite counters, stainless steel appliances, in-suite laundry, & floor-to-ceiling windows that flood the space with natural light. The massive primary bedroom features a walk-in closet, while the spacious second bedroom is perfect for guests, a home office, or flex space. The spa-like bath includes a glass shower & soaker tub. Enjoy recent upgrades including cook top-stove(2023), dishwasher (2024), carpets (2022), furnace (2021), hot water tank (2022), & central A/C (2022). Relax on your private balcony with sweeping views, & take advantage of underground heated parking, storage, & the building's open-air pedway and glass elevator. Surrounded by green space with a 92/100 walk score"close to transit, shopping, & Telus Park"this is elevated city living in one of Edmonton's most sought after locations!

Built in 2001

### Essential Information

MLS® # E4452567

Price \$280,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	958
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	418 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, View City, View Downtown,  
See Remarks

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 12th, 2025
Days on Market	2
Zoning	Zone 12
Condo Fee	\$404

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Listing information last updated on August 14th, 2025 at 1:17am MDT