Courtesy Of Jeremy J Amyotte Of Real Broker

$369,900 - 404 9804 101 Street, Edmonton

MLS® #E4443294

$369,900
2 Bedroom, 2.00 Bathroom, 1,430 sqft
Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Live the best of both worlds in this spectacular top-floor condo in Rossdaleâ€”an urban hideaway tucked just below downtown and steps from the River Valley. Set in a unique California-style building with open-air hallways and plant-filled courtyards, this home offers over 1,400 sq ft across two levels. The upper floor features soaring 10ft ceilings, true hardwood floors, a bright and airy kitchen and living room with park views, and a 3pc bathâ€”perfect for entertaining or relaxing above it all. Downstairs, the massive primary suite fits a lounge or office, with a walk-in closet and cheater access to a spa-like bath with soaker tub and separate shower. A second bedroom and plenty of storage complete the space. Enjoy peaceful walks, ballgames across the street, and easy access to downtownâ€”all from this quiet, connected, pet-friendly community. Includes 2 heated underground parking stalls, one with storage.

Built in 2001

Essential Information

MLS® #	E4443294
Price	$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,430
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	404 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Exterior Walls- 2"x6", Intercom, Vinyl Windows
Parking Spaces	2
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Landscaped, Park/Reserve, Public Transportation, Shopping Nearby, View Downtown
Roof	Roll Roofing
Construction	Wood, Stone, Stucco

Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	67
Zoning	Zone 12
Condo Fee	$622

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