

\$319,000 - 401 9804 101 Street, Edmonton

MLS® #E4450468

\$319,000

2 Bedroom, 2.00 Bathroom, 949 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Stunning top floor corner unit in Rossdale Court with panoramic River Valley and downtown views. This 2 bed, 2 bath home is flooded with natural light thanks to 10' ceilings, floor-to-ceiling windows, and an open-concept layout. Extensive upgrades include hand-scraped hickory hardwood flooring, a custom kitchen with granite counters and induction cooktop, plus a newer furnace, hot water tank, and air conditioning unit. The spacious primary suite features a walk-in closet and full ensuite. Enjoy morning coffee or evening wine on the wraparound east/south-facing balcony with exceptional privacy and sun exposure. Located on a quiet street just steps to the downtown core and River Valley trails. Comes with underground parking, storage, and a proactive condo board with a healthy reserve fund. Truly one of the best locations and layouts available—this is elevated city living at its finest.

Built in 2001

Essential Information

MLS® #	E4450468
Price	\$319,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	949
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	401 9804 101 Street
Area	Edmonton
Subdivision	Rosssdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Television Connection, See Remarks, Storage Cage
Parking	Heated, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	38
Zoning	Zone 12
Condo Fee	\$404

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