

\$275,000 - 418 9804 101 Street, Edmonton

MLS® #E4452567

\$275,000

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 \$275,000



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	33
Zoning	Zone 12
Condo Fee	\$404

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