

## \$219,900 - 403 9938 104 Street, Edmonton

MLS® #E4438138

**\$219,900**

2 Bedroom, 2.00 Bathroom, 965 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

The Best of both worlds! Priced perfect spacious, cozy & quiet 2 bedrooms, 2 baths corner unit in a great convenient downtown location. One block from LRT station & arrives at the U of A in no time! Also only Minutes to Macewan, Nait & Royal Alex Hospital. Excellent curb appeal. Great design with abundance of windows to let in plenty of natural sunlight. No carpet inside the suite. Easy front street parking and visitor stalls at back of building. Walk to all the exciting shopping or dining venues including the Rexall Place, museum, Winspear & Art centre etc... Nice view from the large private balcony. Well laid out enormous living room with beautiful fireplace. Master bedroom has walk-in closet & a 4 piece ensuite. Second generous sized bedroom located at the opposite corner next to the main bath. Laundry room has ample storage space. Ideal for students, downtown workers, retirees as well as savvy investors! Secured heated underground parking.

Built in 2002

### Essential Information

MLS® #	E4438138
Price	\$219,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	965
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X7

### Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	55
Zoning	Zone 12
Condo Fee	\$596

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