

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

MLS® #E4438138

**\$219,900**

2 Bedroom, 2.00 Bathroom, 965 sqft

Condo / Townhouse on 0.00 Acres

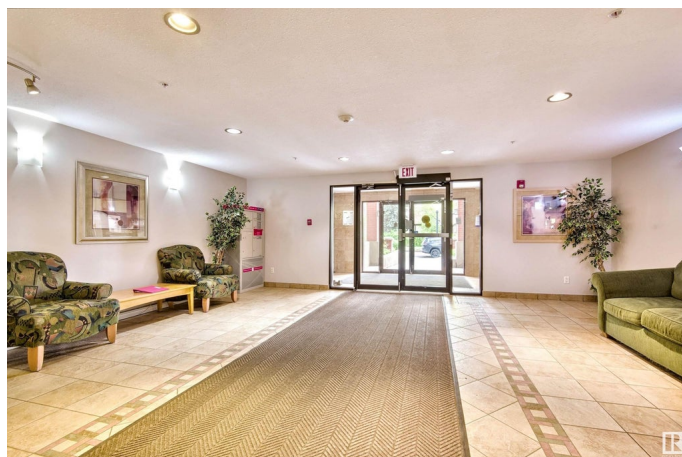
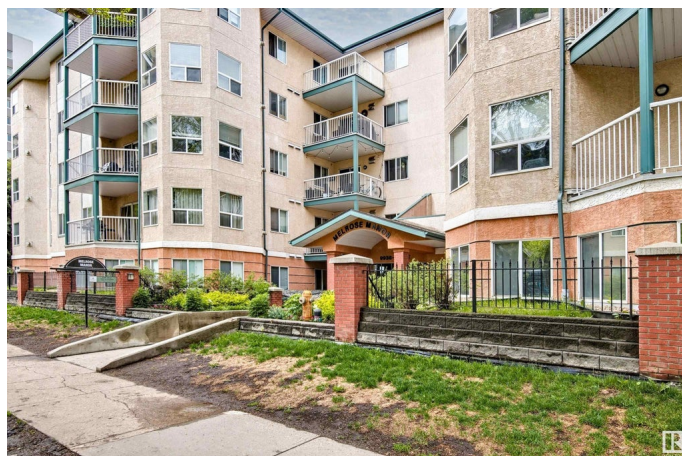
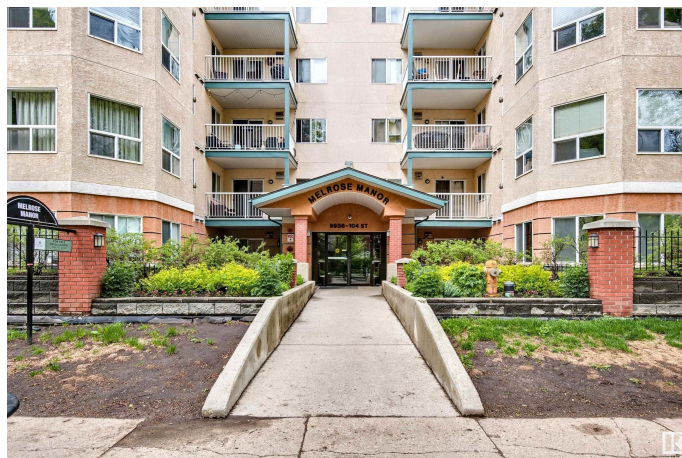
Downtown (Edmonton), Edmonton, AB

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 | 24             |
| Zoning         | Zone 12        |
| Condo Fee      | \$596          |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT