

Courtesy Of Mark Gray Of Exp Realty

# \$277,000 - 412 9804 101 Street, Edmonton

MLS® #E4426455

**\$277,000**

2 Bedroom, 1.00 Bathroom, 897 sqft  
Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Top-Floor Gem with Unobstructed Views! This top-floor, two-bedroom condo boasts stunning south-facing views in a prime location across from Diamond Park. The open-concept layout features modern cabinetry, black appliances, and an eating bar—perfect for daily living and entertaining. The spacious primary bedroom fits a king-sized bed and offers direct access to a four-piece bath with a soaker tub and walk-in shower. A second entrance adds convenience. The second bedroom is ideal as a home office or guest space. Extras include in-suite laundry, a titled parking stall with secure storage, and ample street parking. Recent upgrades: a new hot-water tank, furnace, and freshly cleaned ducts. The well-maintained building has open-air corridors and a proactive condo board. Steps from the river valley, trails, and urban amenities, this condo blends comfort, convenience, and scenic beauty!

Built in 2001

## Essential Information

MLS® #	E4426455
Price	\$277,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	897



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

### **Community Information**

Address	412 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 3X2

### **Amenities**

Amenities	No Smoking Home, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Gated Community, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
-------------	------------------

Days on Market	12
Zoning	Zone 12
Condo Fee	\$375

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 31st, 2025 at 5:17pm MDT