

## \$249,000 - 202 9921 104 Street, Edmonton

MLS® #E4415857

### \$249,000

2 Bedroom, 1.50 Bathroom, 1,413 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This stunning 2-bedroom unit, spanning over 1,400 sq. ft., is filled with natural light thanks to large windows on both the west and east sides. The brand-new kitchen boasts modern appliances and flows seamlessly into the bright dining area and expansive living room. The primary bedroom offers a 2-piece ensuite and a walk-in closet, while the second bedroom is equally spacious. Additional conveniences include in-suite laundry, a generously sized storage room, and extra storage space. You'll also enjoy the benefit of an oversized titled underground parking stall. The building features fantastic amenities such as an exercise room, a party room, and plenty of visitor parking. Situated in a prime downtown location, this unit provides quick access to the LRT, the University of Alberta, Grant MacEwan, and the breathtaking River Valley trails.

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4415857  |
| Price      | \$249,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,413                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 9921 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2K3             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 15  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Composition                                      |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Composition                                      |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2024 |
| Days on Market | 139                 |
| Zoning         | Zone 12             |
| Condo Fee      | \$1,027             |

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Listing information last updated on April 30th, 2025 at 7:32pm MDT