

\$324,800 - 1403 9921 104 Street, Edmonton

MLS® #E4434603

\$324,800

2 Bedroom, 2.00 Bathroom, 1,384 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Move-in ready with ALL utilities included! This fully renovated 2-bed, 2-bath condo in McDougall Place features a spacious open-concept layout with modern finishes throughout. The custom kitchen offers dark cabinetry, quartz counters, built-in wine cooler, seamless laminate flooring, and updated appliances. Enjoy a bright living/dining area with a wood-burning fireplace and access to a large west-facing balcony with treetop and downtown views. The primary suite includes a walk-in closet and 4-pc ensuite, while the second bath features a spa-style shower with jets. Additional highlights: upgraded lighting throughout, custom window coverings, and new A/C unit. Located on the sub-penthouse level with only 4 units per floor, this pet-friendly building offers titled underground parking (#112), shared storage, gym, meeting room, and visitor parking. One block to LRT, close to shops, caf  s, and river valley trails. Quick possession available!

Built in 1977

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4434603 |
| Price | \$324,800 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,384 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 1403 9921 104 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2K3 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Closet Organizers, Exercise Room, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating | Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| # of Stories | 15 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete |
| Exterior Features | Back Lane, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View City, View Downtown |
| Roof | Tar & Gravel |
| Construction | Concrete |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 42 |
| Zoning | Zone 12 |
| Condo Fee | \$985 |

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Listing information last updated on June 16th, 2025 at 3:32pm MDT