

\$284,900 - 403 9804 101 Street, Edmonton

MLS® #E4430368

\$284,900

2 Bedroom, 1.00 Bathroom, 1,094 sqft

Condo / Townhouse on 0.00 Acres

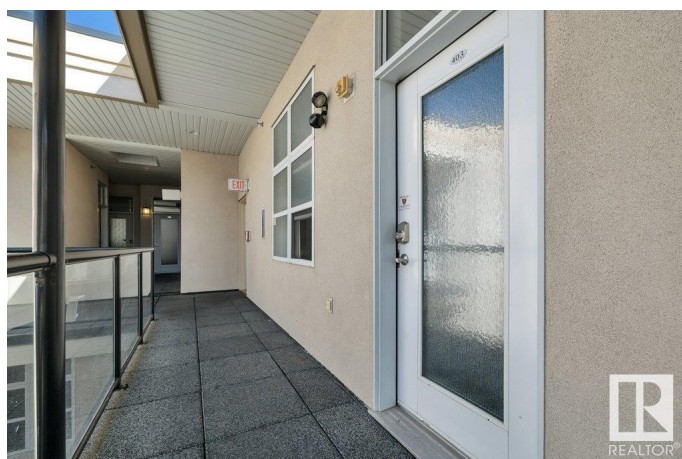
Rossdale, Edmonton, AB

SELLER WILL PAY FIRST 12 MONTHS OF CONDO FEES!! Gorgeous TOP floor condo overlooking Diamond Park & Rossdale Park! This beautiful 2 bed, 1 bath boasts 1094 sq ft of living space with greenspace & river valley trails located just steps away from your door! This condo features an open concept design with 10-foot ceilings and floor-to-ceiling windows that offer STUNNING panoramic views of the city skyline. The kitchen has maple cabinets, island w/raised eating bar, SS appliances and dining area. The spa style bathroom has a large corner tub & corner shower. Recent upgrades include ceramic tile, vinyl plank flooring, modern light fixtures and Hot Water on Demand System. You'll appreciate the convenience of in-suite laundry, titled underground PARKING and storage locker. Plus, the large beautiful balcony with a BBQ gas line is perfect for entertaining guests! Do not let this stunner pass you by!

Built in 2001

Essential Information

MLS® #	E4430368
Price	\$284,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,094
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	403 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2X3

Amenities

Amenities	Ceiling 10 ft., Detectors Smoke, Hot Water Tankless, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, 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	Backs Onto Park/Trees, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed April 11th, 2025
Days on Market 67
Zoning Zone 12
Condo Fee \$439

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 June 17th, 2025 at 7:17am MDT