

# \$249,000 - 902 9921 104 Street, Edmonton

MLS® #E4412810

**\$249,000**

2 Bedroom, 1.50 Bathroom, 1,428 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This hidden GEM in the heart of DOWNTOWN is what you are looking for. SHOPS, RESTAURANTS & TRANSIT just steps away. The red brick sidewalk welcomes you through the SECURED entry and into the foyer. SOCIAL/FITNESS ROOM on this level as well. A short ride up the elevator brings you to 902. Walk through the spacious TILED entry to your EAST/WEST exposure living room allowing plenty of light to fill the space throughout the year, while the WEST facing balcony opens up to beautiful cityscape views. Continuing through the space, we are met with the SPACIOUS DINING room conveniently next to the FULLY EQUIPPED KITCHEN ready for your recipes. The HUGE PRIMARY BEDROOM fit for a king size bed with plenty of space to spare, also has a WALK-IN closet and 2-PIECE EN-SUITE. Next room over is perfect as a guest/secondary bedroom, or OFFICE and a 4-PIECE BATH. FIBRE INTERNET EQUIPPED! CONDO INCLUDED UTILITIES, IN-SUITE LAUNDRY, CENTRAL HEAT, A/C & TITLED UNDERGROUND PARKING- this flat has all you need.



Built in 1977

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4412810  |
| Price  | \$249,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,428                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 902 9921 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2K3             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 15  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | GARNEAU SCHOOL K-6    |
| Middle     | ALLENDALE SCHOOL 7-9  |
| High       | VICTORIA SCHOOL 10-12 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2024 |
| Days on Market | 150                |
| Zoning         | Zone 12            |
| Condo Fee      | \$985              |

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Listing information last updated on April 5th, 2025 at 8:02am MDT