

## \$399,000 - 123 9804 101 Street, Edmonton

MLS® #E4439875

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,625 sqft

Condo / Townhouse on 0.00 Acres

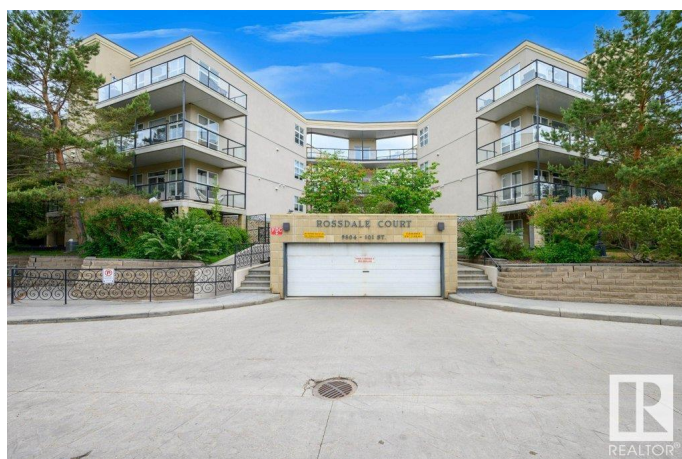
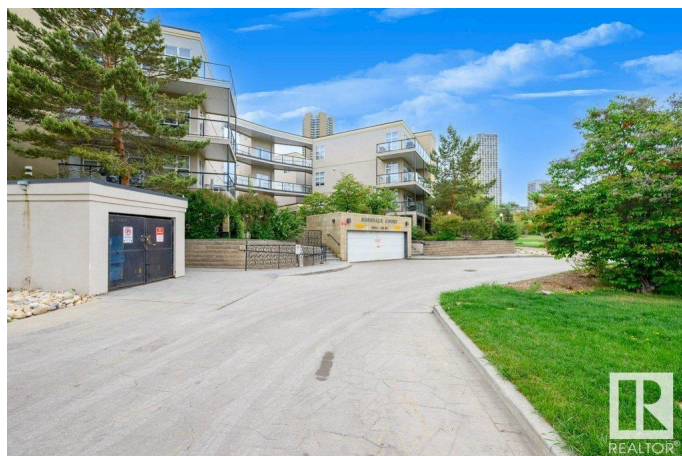
Rossdale, Edmonton, AB

Large River Valley Condo in Rossdale! This beautiful upgraded 3 BEDROOM/ 2 BATH/ 2 PRIVATE PATIO River Valley condo right cross the park, steps to walking/biking trails, transit, and easy walk to Downtown, Ice District, Convention Center and all amenities. Only a few minutes walk to the Funicular with the breathtaking view of the River Valley! Spacious open floor plan offers 9'™ ceiling, air conditioning (central), hardwood flooring in living/dining room, large windows letting in tons of natural sunlight. The modern kitchen includes granite counter tops, SS appliances and large island with raised eating bar. The master bedroom includes a walk-in closet and a luxurious 5pc ensuite. There are an additional two good sized bedrooms with a 4 pm bathroom. Large in-suite laundry with plenty of storage. 2 side by side TITLED AND HEATED UNDERGROUND PARKING STALLS with secured storage cage in front of the parking. A perfect place to call home.

Built in 2001

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439875  |
| Price     | \$399,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 123 9804 101 Street |
| Area        | Edmonton            |
| Subdivision | Rossdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X3             |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 2           |
| Parking        | Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| 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, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Flat  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 12        |
| Condo Fee      | \$679          |

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Listing information last updated on June 25th, 2025 at 11:32pm MDT