# \$277,000 - 412 9804 101 Street, Edmonton

MLS® #E4426455

### \$277,000

2 Bedroom, 1.00 Bathroom, 897 sqft Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Top-Floor Gem with Unobstructed Views! This top-floor, two-bedroom condo boasts stunning south-facing views in a prime location across from Diamond Park. The open-concept layout features modern cabinetry, black appliances, and an eating barâ€"perfect for daily living and entertaining. The spacious primary bedroom fits a king-sized bed and offers direct access to a four-piece bath with a soaker tub and walk-in shower. A second entrance adds convenience. The second bedroom is ideal as a home office or guest space. Extras include in-suite laundry, a titled parking stall with secure storage, and ample street parking. Recent upgrades: a new hot-water tank, furnace, and freshly cleaned ducts. The well-maintained building has open-air corridors and a proactive condo board. Steps from the river valley, trails, and urban amenities, this condo blends comfort, convenience, and scenic beauty!

Built in 2001

### **Essential Information**

MLS® # E4426455

Price \$277,000

Bedrooms 2

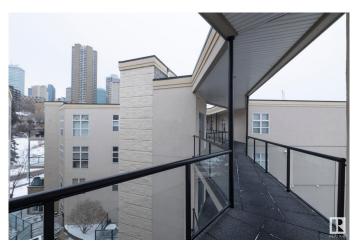
Bathrooms 1.00

Full Baths 1

Square Footage 897







Acres 0.00 Year Built 2001

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 412 9804 101 Street

Area Edmonton
Subdivision Rossdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2X3

#### **Amenities**

Amenities No Smoking Home, Storage Cage, Natural Gas BBQ Hookup

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, 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 Gated Community, Shopping Nearby, View City

Roof Tar & T

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 19th, 2025

Days on Market 17

Zoning Zone 12

Condo Fee \$375

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Listing information last updated on April 4th, 2025 at 9:47pm MDT