

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

MLS® #E4445819

\$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 AND 1 YEAR OF PROPERTY TAXES!! 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® #	E4445819
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	July 4th, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$439

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Listing information last updated on July 7th, 2025 at 2:48pm MDT