

## \$240,000 - 204 9921 104 Street, Edmonton

MLS® #E4432145

**\$240,000**

2 Bedroom, 2.00 Bathroom, 1,442 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this beautifully updated, pet-friendly condo in one of the best walkable locations in Edmonton. Just minutes from the river valley, great restaurants, coffee shops, bars, shopping, parks and transit. The unit features a bright, open layout with large windows that let in a ton of natural light. The living, dining and kitchen areas flow together well - perfect for entertaining, or enjoying your space day to day. Tucked away at the back is a massive primary suite (you've got to see this) with a private ensuite. There is also a second bedroom and another full bath. You'll notice many updates and upgrades throughout. As a bonus, the building offers great amenities, including a gym, party room, and shared patio space. This home is a **MUST SEE!**

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432145  |
| Price          | \$240,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,442     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 9921 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2K3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking   | Tandem, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water   |
| # of Stories      | 14   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Back Lane, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 7                |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$1,073 |

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Listing information last updated on April 29th, 2025 at 9:17am MDT