

## \$139,000 - 807 9903 104 Street, Edmonton

MLS® #E4444984

**\$139,000**

2 Bedroom, 1.50 Bathroom, 999 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This fantastic south east facing unit has panoramic river valley view. Located in the heart of downtown on a quiet, tree lined cul-de-sac, steps away from coffee shops, restaurants, LRT and the Ice District. Upgraded 2 Bedroom corner furnished unit. The living room is perfect for relaxing, and the dining area is ideal for hosting intimate dinners. The bedrooms are spacious with ample closet space and the primary bedroom also features a  $\frac{1}{2}$  bath for your convenience. This gorgeous corner suite has a private balcony, laundry on the same floor and includes access to building amenities, including a fitness center, party room and wet and dry sauna. Condo fees

Built in 1973

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444984  |
| Price          | \$139,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 999       |
| Acres          | 0.00      |
| Year Built     | 1973      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 807 9903 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0E4             |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms |
| Parking   | Parkade                                                                                                                    |
| Has Pool  | Yes                                                                                                                        |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas                 |
| # of Stories      | 18                                                |
| Stories           | 1                                                 |
| Has Basement      | Yes                                               |
| Basement          | None, No Basement                                 |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Concrete                                                                           |
| Exterior Features | Hillside, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                          |
| Construction      | Wood, Composition, Concrete                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 28th, 2025 |
|-------------|-----------------|

Days on Market     53  
Zoning                Zone 12  
Condo Fee           \$1,218



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