

Courtesy Of Craig D Hummel Of RE/MAX River City

## **\$249,900 - 202 9804 101 Street, Edmonton**

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MLS® #E4449907

**\$249,900**

2 Bedroom, 0.50 Bathroom, 881 sqft

Condo / Townhouse on 0.00 Acres

Rosssdale, Edmonton, AB

Welcome to Rosssdale Court! Steps to Edmonton's gorgeous River Valley all while being within walking distance to the Downtown core. This 2-bedroom condo unit has been very well-maintained offering hardwood floors throughout the open concept kitchen, dining area and living room. The kitchen has an abundance of cabinetry and counter space and island with seating area plus brand-new dishwasher. The living room has sliding door to your spacious balcony with absolutely stunning views of the field and downtown. Picture yourself on the east facing balcony enjoying a glass of wine or reading a book on a quiet afternoon. Two bedrooms including the primary with access to the bathroom. Features and updates include: in-suite laundry and newer (2019) furnace. Secured heated underground parking with storage, elevator and pet friendly building. You can't beat this location; enjoy a morning walk along the river or take a bike ride on the beautiful trails. This is a great opportunity! Available for quick possession!



Built in 2001

### **Essential Information**

MLS® #                      E4449907

Price                         \$249,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 0.50                   |
| Half Baths     | 1                      |
| Square Footage | 881                    |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 9804 101 Street |
| Area        | Edmonton            |
| Subdivision | Rosssdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X3             |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Parking-Visitor, Storage-Locker Room |
| Parking   | Underground                          |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings, See Remarks |
| 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, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 12         |
| Condo Fee      | \$376           |

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Listing information last updated on August 20th, 2025 at 3:47pm MDT