

# **\$319,000 - 404 8909 100 Street, Edmonton**

MLS® #E4439822

**\$319,000**

2 Bedroom, 2.00 Bathroom, 996 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Discover your new home in Strathcona Terrace. A stunning top-floor, 2-bedroom 2-bathroom adult condo, boasting an open-concept layout and dramatic high ceilings. Nestled in a modern, well-managed building, you'll be moments from the scenic River Valley walking trails, the U of A, and the diverse amenities of Whyte Avenue. Enjoy peace of mind with a secure, titled underground parking stall (complete with extra storage) and the flexibility of numerous nearby bus routes. Explore the neighbourhood's fantastic shopping, dining, and social scenes, all within a quick and safe walk on beautifully lit, tree-lined streets. Inside, gorgeous large south east exposed windows bathe the living room in natural light, accentuating a stunning natural gas fireplace. The generous balcony and well-designed kitchen are perfect for hosting. Two spacious bedrooms, a master walk-in closet, and convenient in-suite laundry room complete this exceptional offering. All this with a reasonable condo fee which includes many utilities.

Built in 2000

## **Essential Information**

MLS® # E4439822

Price \$319,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 996                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 404 8909 100 Street |
| Area        | Edmonton            |
| Subdivision | Strathcona          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 6T4             |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking-Visitor, See Remarks |
| Parking Spaces | 1                            |
| Parking        | Heated, Stall, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Tile Surround  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 15        |
| Condo Fee      | \$674          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 19th, 2025 at 1:47pm MDT