

## \$220,000 - 102 9938 104 Street, Edmonton

MLS® #E4441900

**\$220,000**

2 Bedroom, 2.00 Bathroom, 1,048 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Enjoy the convenience & comfort with this spacious 2 bed, 2 bath, with a den & included furniture, making it truly move-in ready. Visit the REALTOR®'s website for more details. Perfectly suited for students, professionals, or anyone seeking an easy downtown lifestyle, this unit features an open-concept layout with a functional kitchen, a bright and inviting living area, and a versatile den that works well as a home office, study space, or extra storage. Both bedrooms are generously sized, & the primary bedroom includes a private 3-pc ensuite. Highlights include in-suite laundry, underground parking, and the ease of being on the main floor-ideal for accessibility and convenience. Located just minutes from Grant MacEwan U, Rogers Place, & the Ice District, you'll be steps away from transit, restaurants, shopping, & the scenic river valley. Whether you're a first-time buyer or an investor looking for a turnkey opportunity, this fully furnished condo offers excellent value in Edmonton's vibrant downtown core.

Built in 2002

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4441900  |
| Price  | \$220,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,048                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 9938 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X7             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Detectors Smoke, Intercom, Parking-Visitor, Security Door, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Hot Water, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Tile Surround   |
| # of Stories      | 5   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Garneau School   |
| Middle     | Allendale School |
| High       | Victoria School  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 12         |
| Condo Fee      | \$570           |

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Listing information last updated on July 18th, 2025 at 6:47am MDT