

Courtesy Of Mark B Wilbert Of CIR Realty

\$345,000 - 1403 9921 104 Street, Edmonton

MLS® #E4411232

\$345,000

2 Bedroom, 2.00 Bathroom, 1,384 sqft
Condo / Townhouse on 0.00 Acres

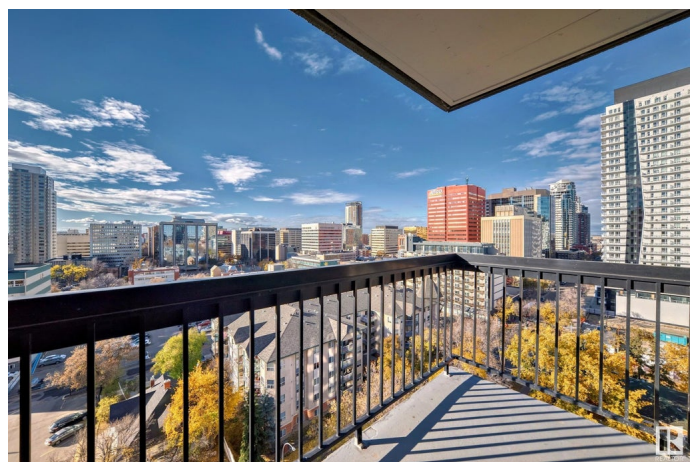
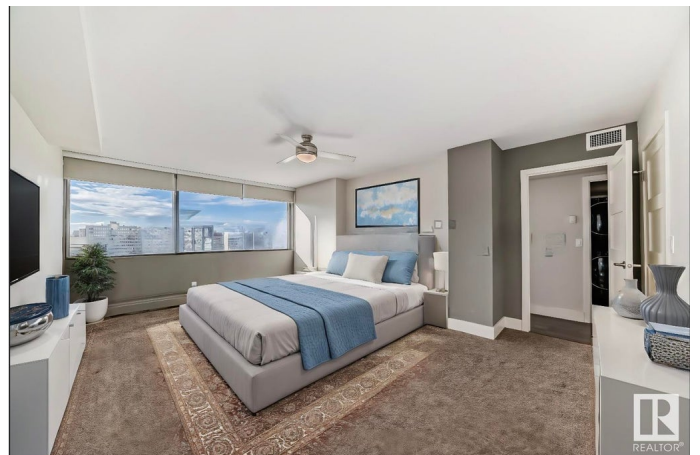
Downtown (Edmonton), Edmonton, AB

MOVE-IN Ready, ALL Utilities Included! This spacious completely RENOVATED condo in McDougall Place offers 2 bedrooms, 2 bathrooms & an OPEN-CONCEPT layout. The custom-built kitchen features dark cabinetry, quartz countertops, a wine cooler, stainless-steel appliances (except fridge) flowing into a bright living & dining area with a wood-burning fireplace. Enjoy west-facing treetop and downtown views from the large balcony. The primary suite includes a 4-piece ensuite and walkin closet, while the second bathroom boasts a spa-like shower with jets. Custom window coverings, a new AC UNIT & updated lighting add to the appeal. Located on the sub-penthouse level with only 4 units per floor, this pet-friendly building offers titled underground parking (#112), shared storage, an exercise room, meeting space, and visitor parking. Available for quick possession. Just a block from the LRT, with easy access to shops, cafes & river valley trailsâ€™perfect for those seeking style, comfort, and convenience.

Built in 1977

Essential Information

MLS® #	E4411232
Price	\$345,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,384
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1403 9921 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K3

Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete
Exterior Features	Back Lane, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 22nd, 2024
Days on Market	142
Zoning	Zone 12
Condo Fee	\$985

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Listing information last updated on March 13th, 2025 at 7:17pm MDT