

## \$275,000 - 314 9804 101 Street, Edmonton

MLS® #E4423675

**\$275,000**

2 Bedroom, 1.00 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

ROSSDALE ! Beautiful 2-bedroom, 3rd floor condo is ideally located in Rossdale District with easy access to all the river valley has to offer. 945 sq. feet of well-appointed living space along with 10 ceiling adding to spaciousness. Flooring done in newer high grade vinyl plank, large dining area, spacious living room with large north and west facing windows allowing plenty of natural light and city views. Kitchen has plenty of cabinet space, quartz counter tops, built in counter top stove and oven along with microwave. Take your breakfast on your quartz counter top bar while you enjoy the city views. The covered balcony has natural gas BBQ hookup and air conditioning for warm Edmonton days. The master bedroom is bright and well-sized, 4-piece bathroom complete with a large soaker tub and a stand-alone shower. Second bedroom contains a Murphy bed for guests. Underground parking with storage space, bike racks, and ample extra storage. Live across from a park and next to river valley amenities and trails.

Built in 2001

### Essential Information

MLS® #	E4423675
Price	\$275,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	945
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	314 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Detectors Smoke, Intercom, Parking-Extra, Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Landscaped, Level Land, Park/Reserve, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed      March 3rd, 2025

Days on Market    34

Zoning            Zone 12

Condo Fee        \$404

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