

## \$369,900 - 404 9804 101 Street, Edmonton

MLS® #E4443294

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,430 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Live the best of both worlds in this spectacular top-floor condo in Rossdale—an urban hideaway tucked just below downtown and steps from the River Valley. Set in a unique California-style building with open-air hallways and plant-filled courtyards, this home offers over 1,400 sq ft across two levels. The upper floor features soaring 10ft ceilings, true hardwood floors, a bright and airy kitchen and living room with park views, and a 3pc bath—perfect for entertaining or relaxing above it all. Downstairs, the massive primary suite fits a lounge or office, with a walk-in closet and cheater access to a spa-like bath with soaker tub and separate shower. A second bedroom and plenty of storage complete the space. Enjoy peaceful walks, ballgames across the street, and easy access to downtown—all from this quiet, connected, pet-friendly community. Includes 2 heated underground parking stalls, one with storage.

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443294  |
| Price      | \$369,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                       |
|----------------|-----------------------|
| Square Footage | 1,430                 |
| Acres          | 0.00                  |
| Year Built     | 2001                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 404 9804 101 Street |
| Area        | Edmonton            |
| Subdivision | Rosssdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X3             |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Exterior Walls- 2"x6", Intercom, Vinyl Windows |
| Parking Spaces | 2                                                                               |
| Parking        | Heated, Underground                                                             |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                      |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                             |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Shopping Nearby, View Downtown |
| Roof              | Roll Roofing                                                                    |
| Construction      | Wood, Stone, Stucco                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 19th, 2025  
Days on Market                45  
Zoning                              Zone 12  
Condo Fee                        \$622

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