

Courtesy Of Mark Gray Of Exp Realty

\$277,000 - 412 9804 101 Street, Edmonton

MLS® #E4426455

\$277,000

2 Bedroom, 1.00 Bathroom, 897 sqft
Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Top-Floor Gem with Unobstructed Views! This top-floor, two-bedroom condo boasts stunning south-facing views in a prime location across from Diamond Park. The open-concept layout features modern cabinetry, black appliances, and an eating bar—perfect for daily living and entertaining. The spacious primary bedroom fits a king-sized bed and offers direct access to a four-piece bath with a soaker tub and walk-in shower. A second entrance adds convenience. The second bedroom is ideal as a home office or guest space. Extras include in-suite laundry, a titled parking stall with secure storage, and ample street parking. Recent upgrades: a new hot-water tank, furnace, and freshly cleaned ducts. The well-maintained building has open-air corridors and a proactive condo board. Steps from the river valley, trails, and urban amenities, this condo blends comfort, convenience, and scenic beauty!

Built in 2001

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4426455 |
| Price | \$277,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 897 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 412 9804 101 Street |
| Area | Edmonton |
| Subdivision | Rossdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2X3 |

Amenities

| | |
|-----------|---|
| Amenities | No Smoking Home, Storage Cage, Natural Gas BBQ Hookup |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Gated Community, Shopping Nearby, View City |
| Roof | Tar & Gravel |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|------------------|
| Date Listed | March 19th, 2025 |
|-------------|------------------|

| | |
|----------------|---------|
| Days on Market | 18 |
| Zoning | Zone 12 |
| Condo Fee | \$375 |

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Listing information last updated on April 6th, 2025 at 11:47am MDT