

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
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Days on Market	20
Zoning	Zone 12
Condo Fee	\$375

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Listing information last updated on April 8th, 2025 at 1:17pm MDT