

\$199,990 - 1 9325 104 Avenue, Edmonton

MLS® #E4435560

\$199,990

3 Bedroom, 2.00 Bathroom, 1,450 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Unbeatable value in this beautifully upgraded 3-bedroom plus den, 2-bath condo offering a generous living space—just minutes from downtown and the Ice District! With expansive windows that flood the home with natural light, this property is ideal as a stylish starter home or a high-performing investment. The kitchen features sleek, custom glossy white cabinetry, striking one-and-a-quarter-inch quartz countertops, stainless steel appliances, and a designer tile backsplash. Luxury vinyl plank flooring and stunning tile run throughout the home, creating a modern and cohesive look. The spacious primary suite includes an ensuite with a chic stand-up shower, while the main bathroom boasts a large double-sink vanity—perfect for shared living. The oversized living and dining areas offer flexibility to suit any lifestyle, and the large in-suite laundry room provides plenty of extra storage. The building stands out with excellent curb appeal and a covered parking stall for year-round convenience.

Built in 1977

Essential Information

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Price \$199,990

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,450
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1 9325 104 Avenue
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0H9

Amenities

Amenities	No Smoking Home, Vinyl Windows
Parking	Parkade

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	Zone 13
Condo Fee	\$647

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