

## \$399,000 - 123 9804 101 Street, Edmonton

MLS® #E4439875

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,625 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Large River Valley Condo in Rossdale! This beautiful upgraded 3 BEDROOM/ 2 BATH/ 2 PRIVATE PATIO River Valley condo right cross the park, steps to walking/biking trails, transit, and easy walk to Downtown, Ice District, Convention Center and all amenities. Only a few minutes walk to the Funicular with the breathtaking view of the River Valley! Spacious open floor plan offers 9'™ ceiling, air conditioning (central), hardwood flooring in living/dining room, large windows letting in tons of natural sunlight. The modern kitchen includes granite counter tops, SS appliances and large island with raised eating bar. The master bedroom includes a walk-in closet and a luxurious 5pc ensuite. There are an additional two good sized bedrooms with a 4 pm bathroom. Large in-suite laundry with plenty of storage. 2 side by side TITLED AND HEATED UNDERGROUND PARKING STALLS with secured storage cage in front of the parking. A perfect place to call home.

Built in 2001

### Essential Information

MLS® #	E4439875
Price	\$399,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,625
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	123 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Flat

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	80
Zoning	Zone 12
Condo Fee	\$679

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Listing information last updated on August 21st, 2025 at 5:02am MDT