

## \$219,000 - 408 9938 104 Street, Edmonton

MLS® #E4444818

**\$219,000**

2 Bedroom, 2.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this well kept, 2 bed 2 bath condo in well managed Melrose Manor! Updates include kitchen countertops and cabinets, stainless appliances, laminate and tile flooring. A great layout lets you enjoy the fireplace in the bright, open concept living room with dedicated dining room. The good sized main bedroom features a full 4 pc ensuite. In suite laundry, balcony with gas hook up. Located on a no-thru, tree lined street and close to the river valley, LRT, all the restaurants and coffee shops downtown has to offer and a 10 min walk to the Ice district. Secured underground parking with car wash and visitor parking in the back. Low condo fees include water and heat. All this convenient, move-in ready condo needs is you!

Built in 2002

### Essential Information

MLS® #	E4444818
Price	\$219,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.00
Year Built	2002



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K7

### Amenities

Amenities	Car Wash, Deck, Parking-Visitor, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	June 27th, 2025
Days on Market	4
Zoning	Zone 12

Condo Fee                    \$513

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