

## \$369,900 - 404 9804 101 Street, Edmonton

MLS® #E4443294

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,430 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Live the best of both worlds in this spectacular top-floor condo in Rossdale—an urban hideaway tucked just below downtown and steps from the River Valley. Set in a unique California-style building with open-air hallways and plant-filled courtyards, this home offers over 1,400 sq ft across two levels. The upper floor features soaring 10ft ceilings, true hardwood floors, a bright and airy kitchen and living room with park views, and a 3pc bath—perfect for entertaining or relaxing above it all. Downstairs, the massive primary suite fits a lounge or office, with a walk-in closet and cheater access to a spa-like bath with soaker tub and separate shower. A second bedroom and plenty of storage complete the space. Enjoy peaceful walks, ballgames across the street, and easy access to downtown—all from this quiet, connected, pet-friendly community. Includes 2 heated underground parking stalls, one with storage.

Built in 2001

### Essential Information

MLS® #	E4443294
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,430
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	404 9804 101 Street
Area	Edmonton
Subdivision	Rosssdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Exterior Walls- 2"x6", Intercom, Vinyl Windows
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Landscaped, Park/Reserve, Public Transportation, Shopping Nearby, View Downtown
Roof	Roll Roofing
Construction	Wood, Stone, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 19th, 2025  
Days on Market                19  
Zoning                              Zone 12  
Condo Fee                        \$622

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 8th, 2025 at 7:32am MDT