

Courtesy Of Ivan Falcos Of Initia Real Estate

## \$269,900 - 303 9938 104 Street, Edmonton

MLS® #E4464844

**\$269,900**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

FULLY RENOVATED corner unit! Recent renovations include complete flooring throughout, both bathrooms, kitchen with granite countertop. Nothing left to do but live! Unit features TREELINE VIEWS from this 967 sq.ft. 2 bedroom 2 bathroom CORNER UNIT in MELROSE MANOR. Sunny south and east exposures with lots of windows. Grand living room with partial octagon shape and corner gas fireplace. Open floor plan. Bedrooms at opposite ends of the living area. 2 full bathrooms. In suite laundry & storage room. Excellent location right on 104th Street just a few blocks from LRT, 104th St summer market, downtown core, Ice District, and river valley trails. UNDERGROUND PARKING assigned #37 & underground car wash. Absolutely mint condition with fresh renos, move in ready!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464844  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 966       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 9938 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X7             |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Parking-Visitor, Security Door, See Remarks |
| Parking Spaces | 1                                           |
| Parking        | Underground                                 |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Water                                                                                       |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Stucco                                                     |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 1       |
| Zoning         | Zone 12 |
| Condo Fee      | \$596   |

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 November 6th, 2025 at 6:17am MST