

## \$297,500 - 104 8909 100 Street, Edmonton

MLS® #E4442323

**\$297,500**

2 Bedroom, 2.00 Bathroom, 995 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Move-in ready 2 bed, 2 bath condo in a prime Old Strathcona location, just steps from Mill Creek Ravine, river valley trails, and local restaurants. This spacious 989 sq ft unit features new flooring throughout, updated trim, and modern finishes for a clean, contemporary feel. The open layout offers a bright living space with central A/C, in-suite laundry, and access to a large private patio—perfect for relaxing or entertaining. The primary suite features a walk-through closet and 3-piece ensuite, while the second bedroom is ideal for guests or a home office. Includes titled underground parking, separate storage unit, and is located in a secure, well-managed 18+ building. Condo fees include heat, water, and exterior maintenance. Unmatched walkability to the University of Alberta, downtown, and Strathcona Farmers Market.

Built in 2000

### Essential Information

MLS® #	E4442323
Price	\$297,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	995
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 8909 100 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6T4

### Amenities

Amenities	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	7
Zoning	Zone 15
Condo Fee	\$674

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 June 20th, 2025 at 4:02am MDT