

\$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

| | |
|--------------|--|
| 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 | 10 |
| Zoning | Zone 12 |
| Condo Fee | \$622 |

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Listing information last updated on June 29th, 2025 at 7:17am MDT