

\$420,000 - 123 9804 101 Street, Edmonton

MLS® #E4439875

\$420,000

3 Bedroom, 2.00 Bathroom, 1,625 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Large River Valley Condo in Rossdale! This beautiful upgraded 3 BEDROOM/ 2 BATH/ 2 PRIVATE PATIO River Valley condo right cross the park, steps to walking/biking trails, transit, and easy walk to Downtown, Ice District, Convention Center and all amenities. Only a few minutes walk to the Funicular with the breathtaking view of the River Valley! Spacious open floor plan offers 9'™ ceiling, air conditioning (central), hardwood flooring in living/dining room, large windows letting in tons of natural sunlight. The modern kitchen includes granite counter tops, SS appliances and large island with raised eating bar. The master bedroom includes a walk-in closet and a luxurious 5pc ensuite. There are an additional two good sized bedrooms with a 4 pm bathroom. Large in-suite laundry with plenty of storage. 2 side by side TITLED AND HEATED UNDERGROUND PARKING STALLS with secured storage cage in front of the parking. A perfect place to call home.

Built in 2001

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4439875 |
| Price | \$420,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,625 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 123 9804 101 Street |
| Area | Edmonton |
| Subdivision | Rossdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2X3 |

Amenities

| | |
|----------------|-------------|
| Amenities | See Remarks |
| Parking Spaces | 2 |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof | Flat |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 14 |
| Zoning | Zone 12 |
| Condo Fee | \$679 |

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Listing information last updated on June 16th, 2025 at 1:32pm MDT