

## \$329,900 - 401 9804 101 Street, Edmonton

MLS® #E4450468

**\$329,900**

2 Bedroom, 2.00 Bathroom, 949 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Stunning top floor corner unit in Rossdale Court with panoramic River Valley and downtown views. This 2 bed, 2 bath home is flooded with natural light thanks to 10'™ ceilings, floor-to-ceiling windows, and an open-concept layout. Extensive upgrades include hand-scraped hickory hardwood flooring, a custom kitchen with granite counters and induction cooktop, plus a newer furnace, hot water tank, and air conditioning unit. The spacious primary suite features a walk-in closet and full ensuite. Enjoy morning coffee or evening wine on the wraparound east/south-facing balcony with exceptional privacy and sun exposure. Located on a quiet street just steps to the downtown core and River Valley trails. Comes with underground parking, storage, and a proactive condo board with a healthy reserve fund. Truly one of the best locations and layouts available—this is elevated city living at its finest.

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450468  |
| Price      | \$329,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 949                    |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 401 9804 101 Street |
| Area        | Edmonton            |
| Subdivision | Rosssdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X3             |

### Amenities

|           |                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Television Connection, See Remarks, Storage Cage |
| Parking   | Heated, Stall, Underground                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| # of Stories      | 4                                                                                                                                                                   |
| Stories           | 4                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                            |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel                                                                                                                                                            |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 12         |
| Condo Fee      | \$404           |

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Listing information last updated on August 25th, 2025 at 8:17am MDT