

Courtesy Of Eddy A D'Ambrosio Of RE/MAX Elite

## \$264,800 - 403 8223 99 Street, Edmonton

MLS® #E4455438

**\$264,800**

2 Bedroom, 2.00 Bathroom, 991 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

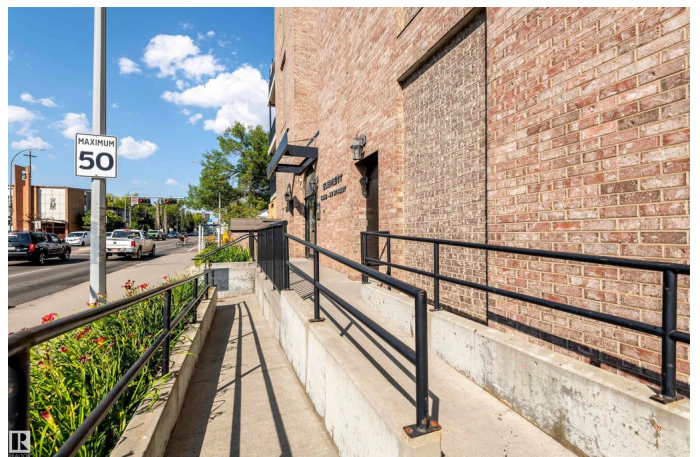
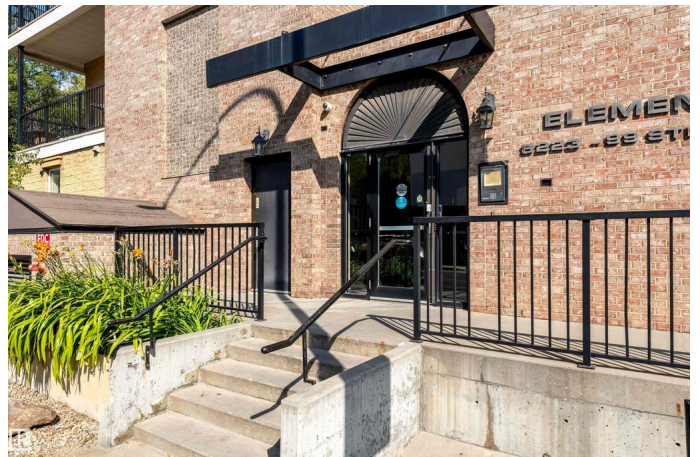
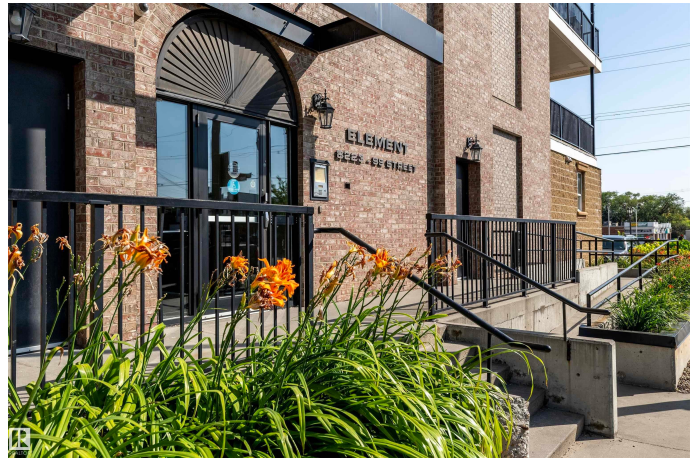
Live in a location that inspires you! Just 7 minutes to Jasper Ave or UofA, and walking distance to the River Valley, Mill Creek Ravine, or Whyte Ave and the vast array of incredible amenities nearby! Element Lofts is an exclusive luxury building with typically larger suites, high quality construction and finishes, and a higher owner occupied ration that inspires involvement, efficiency in management, increased security, and an overall sense of pride of ownership that new owners will appreciate! At just under 1000 SQ FT, this substantial 2 Bedroom, 2 Bathroom TOP FLOOR, Corner Suite is impressive with wrap around balcony, South facing windows, 10' Ceilings, In-Suite Laundry, Storage room, and TWO UNDERGROUND PARKING STALLS! The open concept design, tall ceilings, and large windows make this space feel enormous and inviting! The primary suite fits a king sized bed, and has a walk in closet + 4 piece ensuite! Second bedroom will fit a queen sized bed. Accessible building has an elevator and visitor parking.

Built in 2006

### Essential Information

MLS® # E4455438

Price \$264,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	991
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 8223 99 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 3T1

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Storage-Locker Room, Vinyl Windows
Parking Spaces	2
Parking	Double Indoor, Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 30th, 2025
Days on Market	2
Zoning	Zone 15
Condo Fee	\$959

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Listing information last updated on September 1st, 2025 at 2:17pm MDT