

Courtesy Of Mark B Wilbert Of CIR Realty

## \$345,000 - 1403 9921 104 Street, Edmonton

MLS® #E4411232

### \$345,000

2 Bedroom, 2.00 Bathroom, 1,384 sqft  
Condo / Townhouse on 0.00 Acres

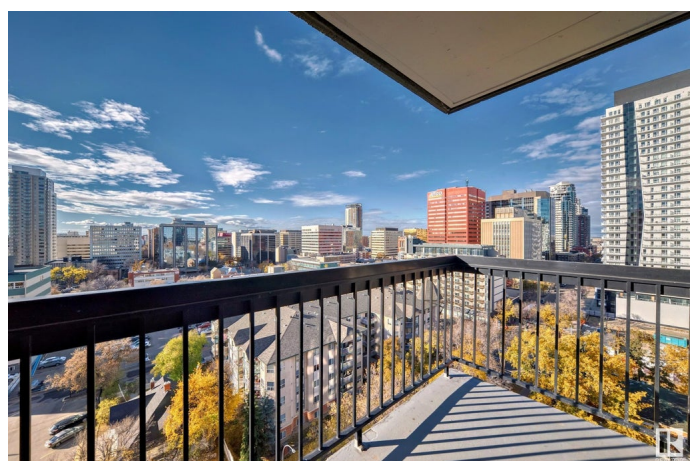
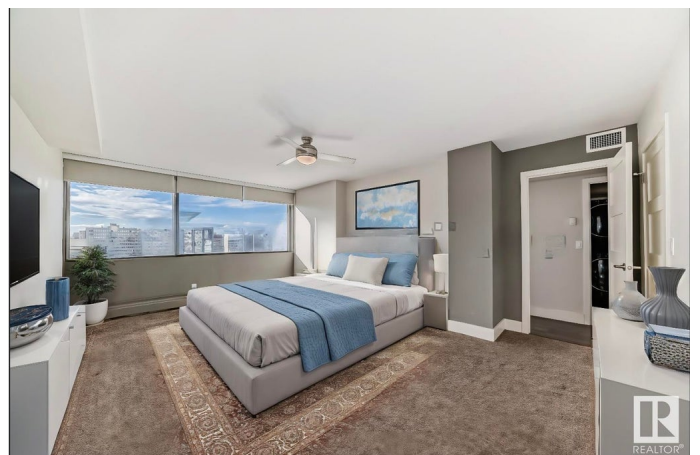
Downtown (Edmonton), Edmonton, AB

MOVE-IN Ready, ALL Utilities Included! This spacious completely RENOVATED condo in McDougall Place offers 2 bedrooms, 2 bathrooms & an OPEN-CONCEPT layout. The custom-built kitchen features dark cabinetry, quartz countertops, a wine cooler, stainless-steel appliances (except fridge) flowing into a bright living & dining area with a wood-burning fireplace. Enjoy west-facing treetop and downtown views from the large balcony. The primary suite includes a 4-piece ensuite and walkin closet, while the second bathroom boasts a spa-like shower with jets. Custom window coverings, a new AC UNIT & updated lighting add to the appeal. Located on the sub-penthouse level with only 4 units per floor, this pet-friendly building offers titled underground parking (#112), shared storage, an exercise room, meeting space, and visitor parking. Available for quick possession. Just a block from the LRT, with easy access to shops, cafes & river valley trailsâ€”perfect for those seeking style, comfort, and convenience.

Built in 1977

### Essential Information

MLS® #	E4411232
Price	\$345,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,384
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1403 9921 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K3

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Concrete
Exterior Features	Back Lane, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

## Additional Information

Date Listed	October 22nd, 2024
Days on Market	142
Zoning	Zone 12
Condo Fee	\$985

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Listing information last updated on March 13th, 2025 at 2:02am MDT