

## \$199,900 - 413 9938 104 Street, Edmonton

MLS® #E4427966

**\$199,900**

2 Bedroom, 2.00 Bathroom, 839 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Live in the heart of downtown Edmonton. This Fourth floor 2-bedroom 2- bathroom Condo Apartment in Melrose Manor is a well managed 5 floor building. Features include Heat/water, In suite Laundry, Underground parking, a car wash bay, gas fireplace and 6 appliances. This apartment boasts a bright and open-concept layout, with beautiful laminate flooring. Within walking distance to scenic river valley, walking trails, shopping, arts, entertainment and the LRT. Pet Friendly living (with board approval) Great investment property to live, work and study in downtown Edmonton. Close to Grant MacEwan University, University of Alberta, and the Ice District/Rogers Place. A must see!!

Built in 2002

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4427966          |
| Price          | \$199,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 839               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 413 9938 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X7             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Car Wash, Intercom, Parking-Visitor, Secured Parking, Storage-In-Suite |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Electric  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick   |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, Ski Hill Nearby, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Brick   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 12          |
| Condo Fee      | \$505            |

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Listing information last updated on May 2nd, 2025 at 8:47pm MDT