

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

MLS® #E4427966

## \$199,900

2 Bedroom, 2.00 Bathroom, 839 sqft  
Condo / Townhouse on 0.00 Acres

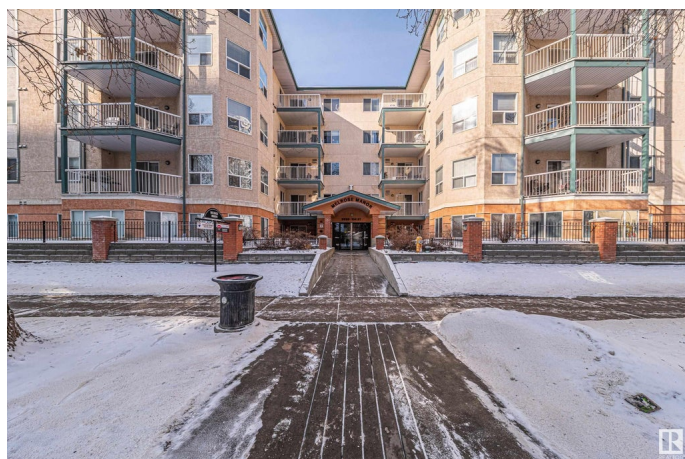
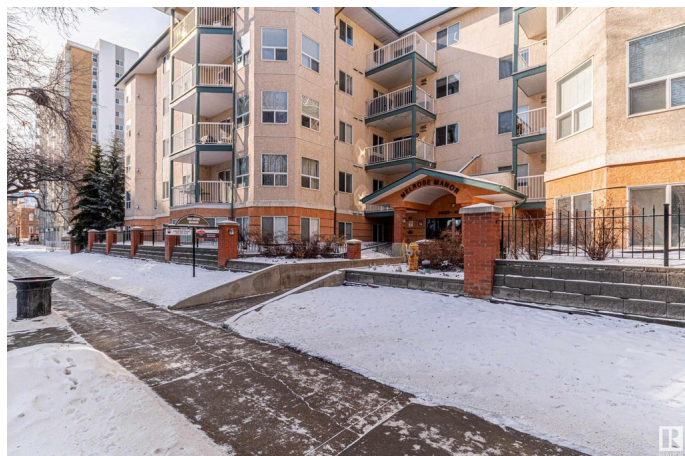
Downtown (Edmonton), Edmonton, AB

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	11
Zoning	Zone 12
Condo Fee	\$505

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 12:02am MDT