

## \$338,000 - 1403 9921 104 Street, Edmonton

MLS® #E4434603

**\$338,000**

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

Downtown (Edmonton), Edmonton, AB

Move-in ready with ALL utilities included! This fully renovated 2-bed, 2-bath condo in McDougall Place offers a spacious open-concept layout and modern finishes throughout. The custom kitchen features dark cabinetry, quartz countertops, a wine cooler, seamless luxury vinyl plank flooring, and stainless-steel appliances (fridge excluded), flowing into a bright living/dining area with a wood-burning fireplace. Step out onto the large west-facing balcony and enjoy treetop and downtown views. The primary suite includes a walk-in closet and 4-piece ensuite, while the second bath features a spa-style shower with jets. Highlights include custom window coverings, updated lighting, and a new A/C unit. Located on the sub-penthouse level with only 4 units per floor, this pet-friendly building offers titled underground parking (#112), shared storage, gym, meeting room, and visitor parking. Just a block from the LRT and close to shops, cafÃ©s, and river valley trails. Quick possession available!

Built in 1977

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4434603  |
| Price    | \$338,000 |
| 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    | May 5th, 2025 |
| Days on Market | 15            |
| Zoning         | Zone 12       |
| Condo Fee      | \$985         |

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Listing information last updated on May 20th, 2025 at 4:32am MDT