

# \$199,990 - 1 9325 104 Avenue, Edmonton

MLS® #E4435560

**\$199,990**

3 Bedroom, 2.00 Bathroom, 1,450 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Unbeatable value in this beautifully upgraded 3-bedroom plus den, 2-bath condo offering a generous living space—just minutes from downtown and the Ice District! With expansive windows that flood the home with natural light, this property is ideal as a stylish starter home or a high-performing investment. The kitchen features sleek, custom glossy white cabinetry, striking one-and-a-quarter-inch quartz countertops, stainless steel appliances, and a designer tile backsplash. Luxury vinyl plank flooring and stunning tile run throughout the home, creating a modern and cohesive look. The spacious primary suite includes an ensuite with a chic stand-up shower, while the main bathroom boasts a large double-sink vanity—perfect for shared living. The oversized living and dining areas offer flexibility to suit any lifestyle, and the large in-suite laundry room provides plenty of extra storage. The building stands out with excellent curb appeal and a covered parking stall for year-round convenience.

Built in 1977

## Essential Information

MLS® # E4435560

Price \$199,990

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,450                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 9325 104 Avenue |
| Area        | Edmonton          |
| Subdivision | Boyle Street      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 0H9           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | No Smoking Home, Vinyl Windows |
| Parking   | Parkade                        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 9th, 2025

Days on Market 1

Zoning Zone 13

Condo Fee \$647

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Listing information last updated on May 10th, 2025 at 1:17am MDT