

## \$245,900 - 204 9640 105 Street, Edmonton

MLS® #E4446821

**\$245,900**

2 Bedroom, 2.00 Bathroom, 1,029 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Located in the heart of Rossdale, stones throw to our iconic River Valley and Legislative Grounds you'll find this gorgeous condo. Featuring 2 bedrooms , 2 full bathrooms, large peninsula style kitchen with loads of cabinets, breakfast bar, newer Corian countertops (also done in both bathrooms), ceramic flooring & spacious dining area. The livingroom has a cozy gas fireplace, upgraded laminate flooring, numerous SW windows that provide much sunlight and access to spacious circular balcony. Good sized bedrooms, ample storage , newer central air-conditioner/furnace, 6 appliances and 1 underground parking stall (53). Just minutes to many of Edmonton's finest attractions including Rogers Arena, Folkfest, Accidental Beach, dining, grocery as well as the University & LRT System. In 2015 the building went through a major upgrade: stucco off to 40 year "Hardie Plank" board, roof, attic insulation, windows, balconies/railings & dura-decking. Reasonable condo fee's incl heat and water. See today!

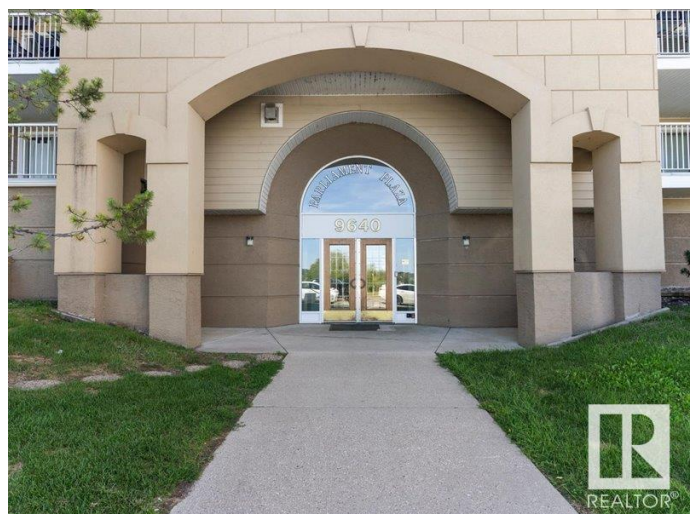
Built in 1995

### Essential Information

MLS® # E4446821

Price \$245,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	204 9640 105 Street
Area	Edmonton
Subdivision	Rosssdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Z7

### **Amenities**

Amenities	Air Conditioner, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Television Connection
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
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Exterior Features	Back Lane, Golf Nearby, Hillside, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	17
Zoning	Zone 12
Condo Fee	\$568

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Listing information last updated on July 26th, 2025 at 5:02pm MDT