

\$229,900 - 204 9640 105 Street, Edmonton

MLS® #E4446821

\$229,900

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!

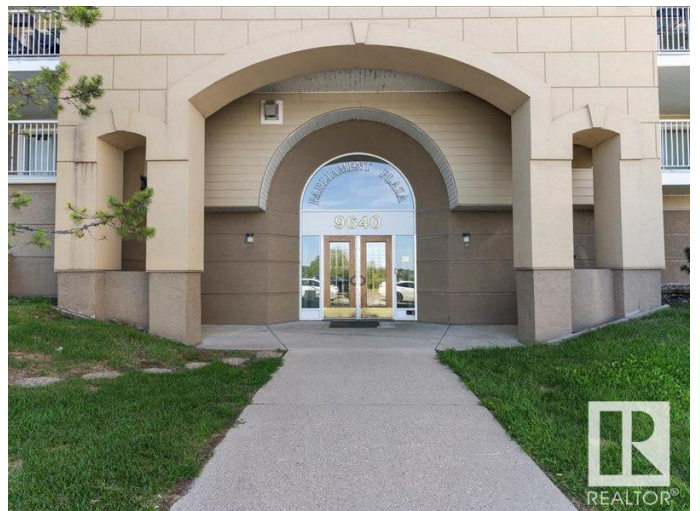
Built in 1995

Essential Information

MLS® # E4446821

Price \$229,900

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 |
|----------|----------------------------------|

| | |
|-------------------|--|
| 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 | 47 |
| Zoning | Zone 12 |
| Condo Fee | \$568 |

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Listing information last updated on August 25th, 2025 at 7:47pm MDT