

\$399,000 - 123 9804 101 Street, Edmonton

MLS® #E4439875

\$399,000

3 Bedroom, 2.00 Bathroom, 1,625 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Large River Valley Condo in Rossdale! This beautiful upgraded 3 BEDROOM/ 2 BATH/ 2 PRIVATE PATIO River Valley condo right cross the park, steps to walking/biking trails, transit, and easy walk to Downtown, Ice District, Convention Center and all amenities. Only a few minutes walk to the Funicular with the breathtaking view of the River Valley! Spacious open floor plan offers 9'™ ceiling, air conditioning (central), hardwood flooring in living/dining room, large windows letting in tons of natural sunlight. The modern kitchen includes granite counter tops, SS appliances and large island with raised eating bar. The master bedroom includes a walk-in closet and a luxurious 5pc ensuite. There are an additional two good sized bedrooms with a 4 pm bathroom. Large in-suite laundry with plenty of storage. 2 side by side TITLED AND HEATED UNDERGROUND PARKING STALLS with secured storage cage in front of the parking. A perfect place to call home.

Built in 2001

Essential Information

MLS® #	E4439875
Price	\$399,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,625
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	123 9804 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X3

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Flat

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 2nd, 2025
Days on Market	45
Zoning	Zone 12
Condo Fee	\$679

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 July 17th, 2025 at 1:02am MDT