

## \$279,900 - 9938 104 Street, Edmonton

MLS® #E4440321

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,122 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to Melrose Manor! This spacious 1,000+ sq ft main floor condo offers a peaceful retreat just steps from LRT, buses, schools, hospitals, walking trails, Canada Place, the Legislature, and the Ice District, home of the Edmonton Oilers. Featuring brand-new 4-piece Energy Star kitchen appliances, laminate and ceramic tile flooring, two 4-pc baths, and maple-stained cabinets. The two bedrooms are separated for privacy, with the primary suite offering a walk-in closet and ensuite. A bonus office easily converts to a sunroom, and tinted windows add seclusion. Condo fees include heat and water. Building upgrades: new shingles, SBS roof, and 24/7 CCTV (2020); new carpets, smart entry locks, and self-buzz intercom (2024). Enjoy heated underground parking, car wash bay, snow-melt ramp, and plenty of visitor stalls; all in a quiet, 80-unit low-rise. City life meets quiet living at Melrose Manor.

Built in 2002

### Essential Information

MLS® #	E4440321
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,122
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X7

### Amenities

Amenities	Off Street Parking, On Street Parking, Car Wash, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Insulated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	11
Zoning	Zone 12
Condo Fee	\$570

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Listing information last updated on June 15th, 2025 at 1:17pm MDT