

\$214,900 - 308 9938 104 Street, Edmonton

MLS® #E4459245

\$214,900

2 Bedroom, 2.00 Bathroom, 855 sqft
Condo / Townhouse on 0.00 Acres

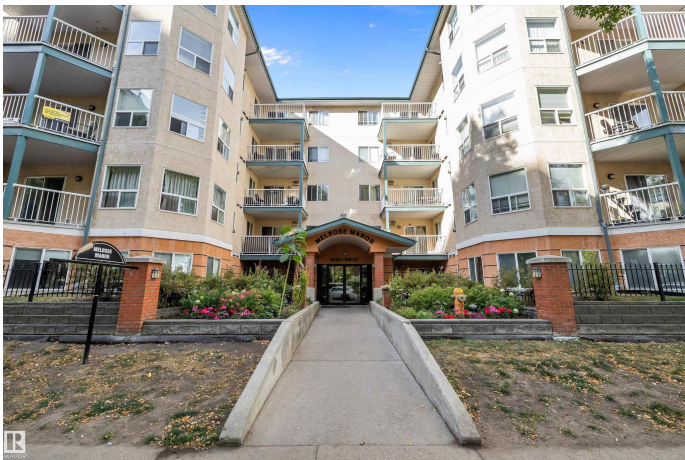
Downtown (Edmonton), Edmonton, AB

Nestled in a beautiful tree-lined pocket at the south end of 104 Street, this home offers all the benefits of downtown living. Enjoy easy walking distance to government offices, shopping, restaurants, entertainment, and more, with U of A and Grant MacEwan close by. This 2-bedroom unit features 2 full 4-piece baths, fresh paint, and has been well-cared for over the years. Condo fees of just \$513/month include heat, water, underground parking, and more. The building is well-managed with a strong reserve fund, making it a fantastic opportunity to enjoy the convenience of city living in a secure, cared-for community. Start packing!

Built in 2002

Essential Information

MLS® #	E4459245
Price	\$214,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	855
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

Community Information

Address	308 9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X7

Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 24th, 2025
Days on Market	43
Zoning	Zone 12
Condo Fee	\$514

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 November 6th, 2025 at 1:17am MST