

# \$149,900 - 204 8223 99 Street, Edmonton

MLS® #E4430704

**\$149,900**

1 Bedroom, 1.00 Bathroom, 750 sqft

Condo / Townhouse on 0.00 Acres

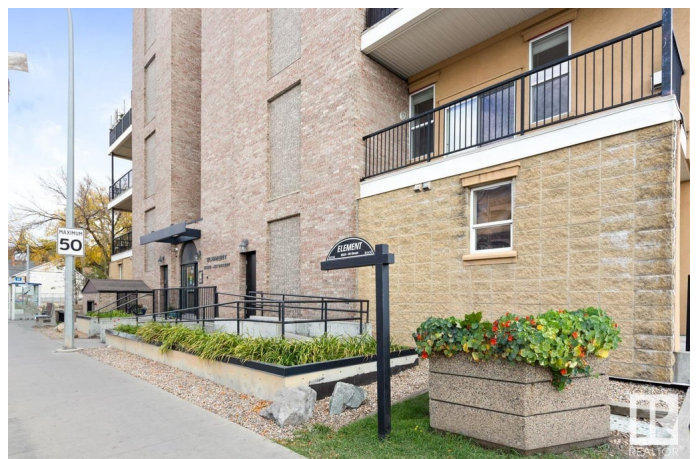
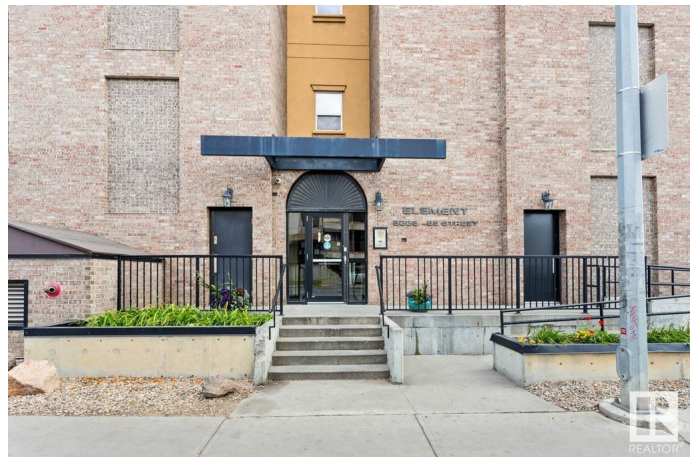
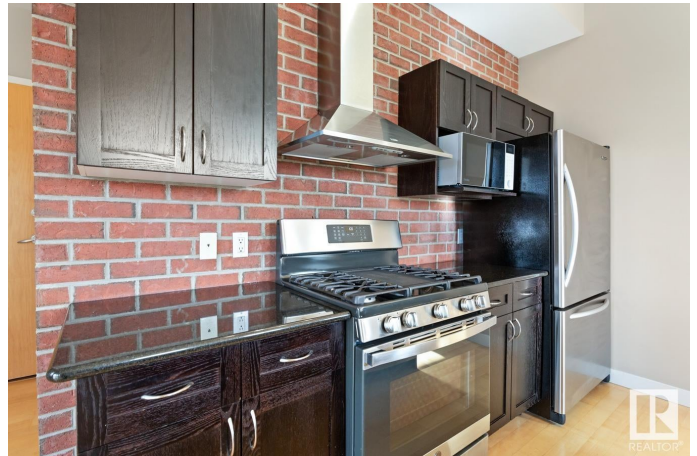
Strathcona, Edmonton, AB

Welcome to this fantastic 1-bedroom condo in Strathcona! This contemporary building has only 14 units, offering a safe and comfortable feel. The suite has a spacious, open layout featuring 10ft ceilings and large windows that let in tons of natural light. The kitchen is bright and stylish, featuring a brick backsplash, stainless steel appliances, a professional-grade gas stove, and granite countertops. Enjoy the cozy gas fireplace in the winter months and the large, sunny west-facing balcony in the summer. The bedroom includes a spacious walk-in closet, while the generous in-suite laundry room offers additional storage space for your convenience. Plus, enjoy the added perks of a separate storage locker and your own titled, heated underground parking spot. Conveniently located just steps from Whyte Avenue, near the River Valley, University of Alberta, public transit, restaurants, shopping, and more!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430704  |
| Price      | \$149,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 750                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 204 8223 99 Street |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 3T1            |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 10 ft., Deck, Secured Parking, See Remarks |
| Parking   | Heated, Parkade, Underground                       |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas  |
| Fireplace    | Yes   |
| Fireplaces   | Corner, Tile Surround   |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 15          |
| Condo Fee      | \$733            |

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Listing information last updated on April 28th, 2025 at 6:02am MDT