

# **\$319,000 - 404 8909 100 Street, Edmonton**

MLS® #E4439822

**\$319,000**

2 Bedroom, 2.00 Bathroom, 996 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Discover your new home in Strathcona Terrace. A stunning top-floor, 2-bedroom 2-bathroom adult condo, boasting an open-concept layout and dramatic high ceilings. Nestled in a modern, well-managed building, you'll be moments from the scenic River Valley walking trails, the U of A, and the diverse amenities of Whyte Avenue. Enjoy peace of mind with a secure, titled underground parking stall (complete with extra storage) and the flexibility of numerous nearby bus routes. Explore the neighbourhood's fantastic shopping, dining, and social scenes, all within a quick and safe walk on beautifully lit, tree-lined streets. Inside, gorgeous large south east exposed windows bathe the living room in natural light, accentuating a stunning natural gas fireplace. The generous balcony and well-designed kitchen are perfect for hosting. Two spacious bedrooms, a master walk-in closet, and convenient in-suite laundry room complete this exceptional offering. All this with a reasonable condo fee which includes many utilities.

Built in 2000

## **Essential Information**

MLS® # E4439822

Price \$319,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	404 8909 100 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6T4

### **Amenities**

Amenities	Parking-Visitor, See Remarks
Parking Spaces	1
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	10
Zoning	Zone 15
Condo Fee	\$674

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