

\$324,800 - 1403 9921 104 Street, Edmonton

MLS® #E4434603

\$324,800

2 Bedroom, 2.00 Bathroom, 1,384 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Move-in ready with ALL utilities included! This fully renovated 2-bed, 2-bath condo in McDougall Place features a spacious open-concept layout with modern finishes throughout. The custom kitchen offers dark cabinetry, quartz counters, built-in wine cooler, seamless laminate flooring, and updated appliances. Enjoy a bright living/dining area with a wood-burning fireplace and access to a large west-facing balcony with treetop and downtown views. The primary suite includes a walk-in closet and 4-pc ensuite, while the second bath features a spa-style shower with jets. Additional highlights: upgraded lighting throughout, custom window coverings, and new A/C unit. Located on the sub-penthouse level with only 4 units per floor, this pet-friendly building offers titled underground parking (#112), shared storage, gym, meeting room, and visitor parking. One block to LRT, close to shops, caf  s, and river valley trails. Quick possession available!

Built in 1977

Essential Information

MLS® #	E4434603
Price	\$324,800
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,384
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1403 9921 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K3

Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete
Exterior Features	Back Lane, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed May 5th, 2025

Days on Market 43

Zoning Zone 12

Condo Fee \$985

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 June 17th, 2025 at 8:02pm MDT