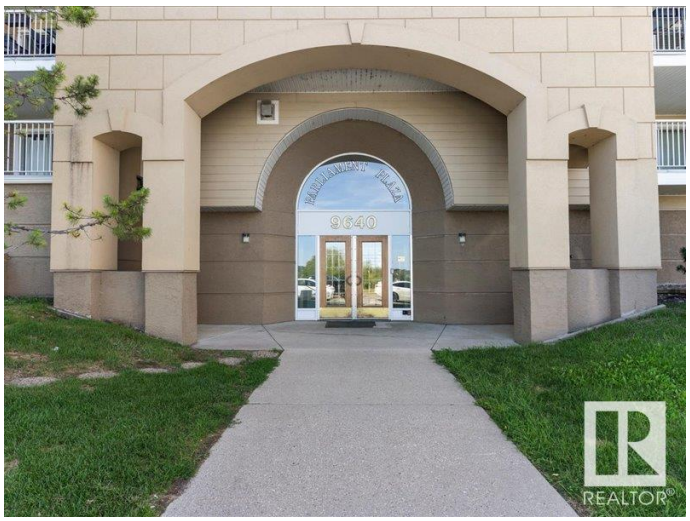
Courtesy Of Taryn E Berndt Of Royal Lepage Premier Real Estate

$229,900 - 204 9640 105 Street, Edmonton

MLS® #E4446821

$229,900
2 Bedroom, 2.00 Bathroom, 1,029 sqft
Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB



Located in the heart of Rossdale, stones throw to our iconic River Valley and Legislative Grounds you'll find this gorgeous condo. Featuring 2 bedrooms , 2 full bathrooms, large peninsula style kitchen with loads of cabinets, breakfast bar, newer Corian countertops (also done in both bathrooms), ceramic flooring & spacious dining area. The livingroom has a cozy gas fireplace, upgraded laminate flooring, numerous SW windows that provide much sunlight and access to spacious circular balcony. Good sized bedrooms, ample storage , newer central air-conditioner/furnace, 6 appliances and 1 underground parking stall (53). Just minutes to many of Edmonton's finest attractions including Rogers Arena, Folkfest, Accidental Beach, dining, grocery as well as the University & LRT System. In 2015 the building went through a major upgrade: stucco off to 40 year "Hardie Plank" board, roof, attic insulation, windows, balconies/railings & dura-decking. Reasonable condo fee's incl heat and water. See today!

Built in 1995

Essential Information

MLS® #	E4446821
Price	$229,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	204 9640 105 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Z7

Amenities

Amenities	Air Conditioner, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Television Connection
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Hardie Board Siding

Exterior Features	Back Lane, Golf Nearby, Hillside, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	50
Zoning	Zone 12
Condo Fee	$568

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Listing information last updated on August 28th, 2025 at 9:02pm MDT