

## \$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

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