

## \$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 42

Zoning Zone 12

Condo Fee \$985

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Listing information last updated on June 16th, 2025 at 2:32pm MDT