

## \$239,900 - 301 9921 104 Street, Edmonton

MLS® #E4463640

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,422 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Spacious 2 bedroom, 2 bathroom condo (1,422 sq.ft.) in McDougall Place, ideally located near LRT, Ice District, restaurants, coffee shops, river valley trails, and with quick access to the U of A. Situated on the south side of 104 Street—close to the action yet on a quiet tree-lined street. Bright east and south exposures with a south-facing balcony offering partial river valley views. Features walnut hardwood and ceramic tile, a formal dining room plus kitchen eating area, and 2 large in-suite storage rooms. Includes 4-piece main bath and 3-piece ensuite. Appliances: stove, fridge, dishwasher, in-suite washer/dryer, and air conditioning. Titled underground parking stall (#120) included. Condo fees cover heat, water, power, building insurance, plus access to exercise room, social room, and visitor parking. A great value in an excellent location ready for immediate possession!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463640  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,422     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 9921 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2K3             |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                                                             |
| Parking        | Single Indoor, Underground                                                                                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                           |
| # of Stories      | 15                                                               |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Concrete, Composition                                              |
| Exterior Features | Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Concrete, Composition                                              |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$1,023            |

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Listing information last updated on November 14th, 2025 at 7:17pm MST