

\$249,900 - 301 9921 104 Street, Edmonton

MLS® #E4455343

\$249,900

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® # | E4455343 |
| Price | \$249,900 |
| 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 | August 29th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 12 |
| Condo Fee | \$1,023 |

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Listing information last updated on August 29th, 2025 at 11:32pm MDT