

## \$218,000 - 304 9938 104 Street, Edmonton

MLS® #E4446066

**\$218,000**

2 Bedroom, 2.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to Melrose Manor, a well-maintained and sought-after building in the heart of downtown Edmonton. This spacious 2 bedroom, 2 bathroom condo offers a bright and functional layout with bedrooms on opposite sides, ideal for added privacy. Located on the third floor, the unit features updated flooring, a cozy gas fireplace, and a private balcony surrounded by mature trees. The primary bedroom includes a walk-through closet and full ensuite, while the second bedroom is perfect for guests, a home office, or shared living. Enjoy the convenience of in-suite laundry with additional storage and a heated underground parking stall that also includes access to a resident car wash bay. Melrose Manor is ideally situated just steps from the LRT, river valley trails, Jasper Avenue, and all the best downtown amenities. Guest parking is available with easy registration by text.

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446066  |
| Price      | \$218,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 836                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 9938 104 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2X7             |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Car Wash, Parking-Visitor |
| Parking Spaces | 1                         |
| Parking        | Heated, Underground       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 5                                                                                    |
| Stories           | 5                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 12        |
| Condo Fee      | \$514          |

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Listing information last updated on July 6th, 2025 at 11:02am MDT