

## \$274,900 - 406 8909 100 Street, Edmonton

MLS® #E4438488

**\$274,900**

2 Bedroom, 1.00 Bathroom, 811 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Spacious TOP FLOOR 2 bedroom condo. Located 1/2 block off Saskatchewan Drive close to the walking/biking trails, transportation, shopping, coffee shops, restaurants, Whyte Avenue, and quick access to downtown and the U of A. This spacious condo features neutral maple cabinets, sleek black appliances, air conditioning, gas BBQ hook up on the deck, 14' foot ceiling in the living room and gas fireplace with a stone surround. The Primary bedroom has a walk in closet and luxurious newer thick pile carpet. Fully renovated in 2010, the most recent updates are new vanity in bathroom and heat pump replace in 2018. One underground titled parking stall and a titled storage room are included as well! Enjoy the convenience of the location and the spaciousness of this lovely condo. The condo fee includes heat, water, building insurance and the building amenities like exercise room and visitor parking. Perfect home for the professional couple or retiree!

Built in 2000

### Essential Information

MLS® #	E4438488
Price	\$274,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	811
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	406 8909 100 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6T4

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 24th, 2025
Days on Market	23
Zoning	Zone 15
Condo Fee	\$609

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 1:47pm MDT