

\$190,000 - 1 9325 104 Avenue, Edmonton

MLS® #E4435560

\$190,000

3 Bedroom, 2.00 Bathroom, 1,450 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Unbeatable value in this beautifully upgraded 3-bedroom plus den, 2-bath condo offering a generous living space—just minutes from downtown and the Ice District! With expansive windows that flood the home with natural light, this property is ideal as a stylish starter home or a high-performing investment. The kitchen features sleek, custom glossy white cabinetry, striking one-and-a-quarter-inch quartz countertops, stainless steel appliances, and a designer tile backsplash. Luxury vinyl plank flooring and stunning tile run throughout the home, creating a modern and cohesive look. The spacious primary suite includes an ensuite with a chic stand-up shower, while the main bathroom boasts a large double-sink vanity—perfect for shared living. The oversized living and dining areas offer flexibility to suit any lifestyle, and the large in-suite laundry room provides plenty of extra storage. The building stands out with excellent curb appeal and a covered parking stall for year-round convenience.

Built in 1977

Essential Information

MLS® # E4435560

Price \$190,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,450 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1 9325 104 Avenue |
| Area | Edmonton |
| Subdivision | Boyle Street |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 0H9 |

Amenities

| | |
|-----------|--------------------------------|
| Amenities | No Smoking Home, Vinyl Windows |
| Parking | Parkade |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 40 |
| Zoning | Zone 13 |
| Condo Fee | \$647 |

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Listing information last updated on June 18th, 2025 at 8:32pm MDT