

## \$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 | 26             |
| Zoning         | Zone 15        |
| Condo Fee      | \$609          |

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Listing information last updated on June 19th, 2025 at 4:17am MDT