\$259,900 - 115 9938 104 Street, Edmonton

MLS® #E4440321

\$259,900

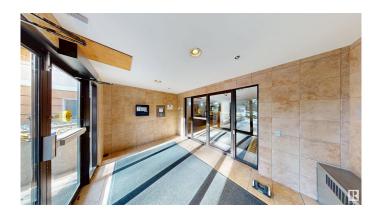
2 Bedroom, 2.00 Bathroom, 1,122 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to Melrose Manor! This spacious 1,000+ sq ft main floor condo offers a peaceful retreat just steps from LRT, buses, schools, hospitals, walking trails, Canada Place, the Legislature, and the Ice District, home of the Edmonton Oilers. Featuring brand-new 4-piece Energy Star kitchen appliances, laminate and ceramic tile flooring, two 4-pc baths, and maple-stained cabinets. The two bedrooms are separated for privacy, with the primary suite offering a walk-in closet and ensuite. A bonus office easily converts to a sunroom, and tinted windows add seclusion. Condo fees include heat and water. Building upgrades: new shingles, SBS roof, and 24/7 CCTV (2020); new carpets, smart entry locks, and self-buzz intercom (2024). Enjoy heated underground parking, car wash bay, snow-melt ramp, and plenty of visitor stalls; all in a quiet, 80-unit low-rise. City life meets quiet living at Melrose Manor.







Built in 2002

Essential Information

MLS® # E4440321 Price \$259.900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,122
Acres 0.00
Year Built 2002

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 115 9938 104 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2X7

Amenities

Amenities Off Street Parking, On Street Parking, Car Wash, Carbon Monoxide

Detectors, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security

Door

Parking Spaces 1

Parking Heated, Insulated, Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan,

Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric,

Window Coverings

Heating Baseboard, Hot Water, Natural Gas

Fireplace Yes

Fireplaces Mant

Fireplaces Mantel

of Stories 5
Stories 5

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Brick, Stucco

Exterior Features Landscaped, Public Transportation, Schools, Shopping Nearby, Treed

Lot, View City, View Downtown

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 4th, 2025

Days on Market 33

Zoning Zone 12

Condo Fee \$570

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Listing information last updated on July 7th, 2025 at 1:02am MDT