

Courtesy Of Ivan Falcos Of Initia Real Estate

\$269,900 - 303 9938 104 Street, Edmonton

MLS® #E4464844

\$269,900

2 Bedroom, 2.00 Bathroom, 966 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

FULLY RENOVATED corner unit! Recent renovations include complete flooring throughout, both bathrooms, kitchen with Quartz countertop. Nothing left to do but live! Unit features TREELINE VIEWS from this 967 sq.ft. 2 bedroom 2 bathroom CORNER UNIT in MELROSE MANOR. Sunny south and east exposures with lots of windows. Grand living room with partial octagon shape and corner gas fireplace. Open floor plan. Bedrooms at opposite ends of the living area. 2 full bathrooms. In suite laundry & storage room. Excellent location right on 104th Street just a few blocks from LRT, 104th St summer market, downtown core, Ice District, and river valley trails. UNDERGROUND PARKING assigned #37 & underground car wash. Absolutely mint condition with fresh renos, move in ready!

Built in 2002

Essential Information

MLS® #	E4464844
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.00



Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	303 9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X7

Amenities

Amenities	Parking-Visitor, Security Door, See Remarks
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 5th, 2025
-------------	--------------------

Days on Market	5
Zoning	Zone 12
Condo Fee	\$596

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 November 10th, 2025 at 7:17pm MST