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

MLS® #E4440321

#### \$259,900

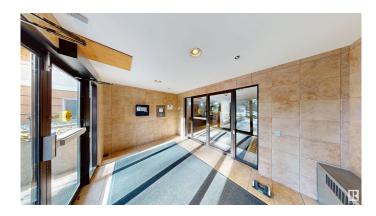
2 Bedroom, 2.00 Bathroom, 1,122 sqft Condo / Townhouse on 0.00 Acres

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 6th, 2025 at 10:02pm MDT