

# **\$324,800 - 305 8909 100 Street, Edmonton**

MLS® #E4419783

**\$324,800**

2 Bedroom, 2.00 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Enjoy CITY and TREETOP VIEWS from this immaculate 1,114 sq.ft. condo in STRATHCONA TERRACE, just steps from the river valley trails, Whyte Ave, and minutes to the U of A & Downtown. This bright, open-concept 2-bedroom, 2-bath condo features a spacious kitchen with oak cabinetry, a large island, corner pantry, and KitchenAid appliances. The dining area flows into a cozy living room with a gas fireplace and access to your private west-facing patio—perfect for enjoying sunsets. The primary suite boasts a huge walk-in closet and a 3-piece ensuite with an oversized walk-in shower. A generous second bedroom is across from the main 4-piece bath. Additional perks include IN-SUITE LAUNDRY, a storage room, A/C, and a gas BBQ line. TITLED UNDERGROUND PARKING and TITLED STORAGE. This well-maintained adult building offers an exercise room, visitor parking and a prime location on a beautiful tree-lined street. A must-see!

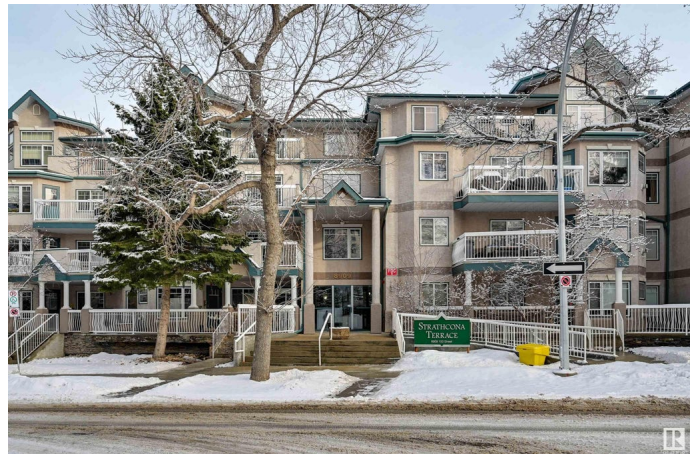
Built in 2000

## **Essential Information**

MLS® # E4419783

Price \$324,800

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 8909 100 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6T4

### Amenities

Amenities	Air Conditioner, Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-Locker Room, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	91
Zoning	Zone 15
Condo Fee	\$746

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 May 1st, 2025 at 4:02am MDT