

# \$279,900 - 115 9938 104 Street, Edmonton

MLS® #E4440321

## \$279,900

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      | \$279,900 |
| 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        | 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 | 12             |
| Zoning         | Zone 12        |
| Condo Fee      | \$570          |

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Listing information last updated on June 16th, 2025 at 11:47am MDT