

# **\$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!

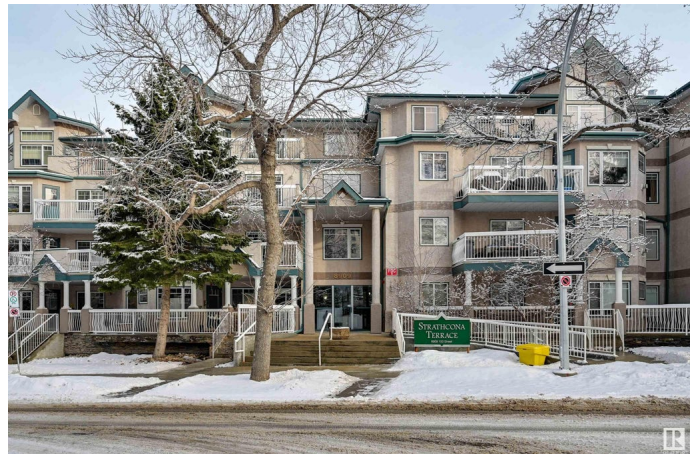
Built in 2000

## **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 | 80                 |
| Zoning         | Zone 15            |
| Condo Fee      | \$746              |

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Listing information last updated on April 20th, 2025 at 3:02am MDT