# \$249,900 - 303 9131 99 Street, Edmonton

MLS® #E4434655

# \$249,900

2 Bedroom, 2.00 Bathroom, 1,017 sqft Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

MODERN STRATHCONA CONDO WITH EAST-FACING BALCONY AND PRIME LOCATION Live steps from Mill Creek Ravine, river valley trails, and local favourites like The Colombian, Made by Marcus, and Frank's in this updated 2 bed, 2 bath, 1,016 sqft condo in The Rembrandt. With easy access to the U of A, Whyte Ave, downtown, and LRT, the location offers walkability and lifestyle. Inside, enjoy a bright, open layout with a sunny east-facing balcony, perfect for morning coffee or evening BBQs. The kitchen was fully renovated in 2023 with solid walnut butcher block countertops, new cabinets, stainless steel appliances, and a tile backsplash. The primary suite features a 3-piece ensuite, while the second bedroom sits next to a full bath, ideal for guests or a home office. You'II love the luxury vinyl plank flooring, updated trim, LED lighting, and fresh finishes throughout. Extras include in-suite laundry, excellent storage, and underground parking. Move-in ready and beautifully maintained. Welcome home!

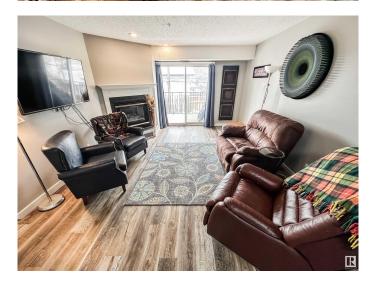
Built in 1993

### **Essential Information**

MLS® # E4434655 Price \$249,900







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,017

Acres 0.00

Year Built 1993

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 303 9131 99 Street

Area Edmonton
Subdivision Strathcona
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 3V9

### **Amenities**

Amenities On Street Parking, Air Conditioner, Secured Parking

Parking Heated, Parkade, Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage

Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill

Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 5th, 2025

Days on Market 26

Zoning Zone 15

Condo Fee \$813

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Listing information last updated on May 31st, 2025 at 7:02am MDT