

## \$218,000 - 304 9938 104 Street, Edmonton

MLS® #E4446066

**\$218,000**

2 Bedroom, 2.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to Melrose Manor, a well-maintained and sought-after building in the heart of downtown Edmonton. This spacious 2 bedroom, 2 bathroom condo offers a bright and functional layout with bedrooms on opposite sides, ideal for added privacy. Located on the third floor, the unit features updated flooring, a cozy gas fireplace, and a private balcony surrounded by mature trees. The primary bedroom includes a walk-through closet and full ensuite, while the second bedroom is perfect for guests, a home office, or shared living. Enjoy the convenience of in-suite laundry with additional storage and a heated underground parking stall that also includes access to a resident car wash bay. Melrose Manor is ideally situated just steps from the LRT, river valley trails, Jasper Avenue, and all the best downtown amenities. Guest parking is available with easy registration by text.

Built in 2002

### Essential Information

MLS® #	E4446066
Price	\$218,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	836
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 9938 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X7

### Amenities

Amenities	Car Wash, Parking-Visitor
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 3

Zoning Zone 12

Condo Fee \$514

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