

## \$315,000 - 8909 100 Street, Edmonton

MLS® #E4415911

**\$315,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Rare three-bedroom condo with an extra large balcony in a very walkable location! This 1220sf corner unit is flooded with natural light and has a cozy fireplace. The open kitchen features an island with an eating bar, plenty of cabinet space, and a pantry. Enjoy the changing seasons through wall-to-wall windows in the living room. The dining room is perfect for dining, working, or entertaining. The large master bedroom has an ensuite and two closets. There are two more good-sized bedrooms and a second full bathroom. Enjoy the convenience of central AC, in-suite laundry, underground parking, a separate storage unit, and an exercise room! Just off Saskatchewan Drive, you're steps away from downtown, U of A, Whyte Ave, the river valley, shops, restaurants, and entertainment.

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4415911  |
| Price          | \$315,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,220     |
| Acres          | 0.00      |
| Year Built     | 2000      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

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

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | See Remarks         |
| Parking   | Heated, Underground |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2024 |
| Days on Market | 185                 |
| Zoning         | Zone 15             |

Condo Fee                \$808

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 June 15th, 2025 at 9:02am MDT