

\$259,900 - 115 9938 104 Street, Edmonton

MLS® #E4440321

\$259,900

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 | \$259,900 |
| 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 | 33 |
| Zoning | Zone 12 |
| Condo Fee | \$570 |

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 July 7th, 2025 at 3:17pm MDT