

\$279,900 - 115 9938 104 Street, Edmonton

MLS® #E4440321

\$279,900

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	\$279,900
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	12
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 June 16th, 2025 at 9:17pm MDT