

\$274,900 - 303 9131 99 Street, Edmonton

MLS® #E4434655

\$274,900

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'll 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	\$274,900



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	9
Zoning	Zone 15
Condo Fee	\$813

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