\$249,900 - 303 9131 99 Street, Edmonton

MLS® #E4434655

\$249,900

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'II 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!

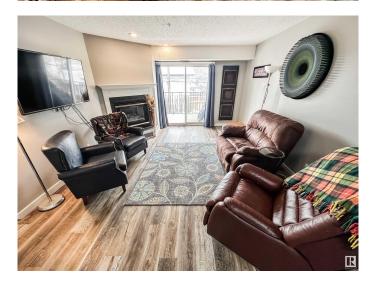
Built in 1993

Essential Information

MLS® # E4434655 Price \$249,900







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 15

Zoning Zone 15

Condo Fee \$813

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 May 20th, 2025 at 12:02am MDT