

# \$199,990 - 1 9325 104 Avenue, Edmonton

MLS® #E4435560

**\$199,990**

3 Bedroom, 2.00 Bathroom, 1,450 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Unbeatable value in this beautifully upgraded 3-bedroom plus den, 2-bath condo offering a generous living space—just minutes from downtown and the Ice District! With expansive windows that flood the home with natural light, this property is ideal as a stylish starter home or a high-performing investment. The kitchen features sleek, custom glossy white cabinetry, striking one-and-a-quarter-inch quartz countertops, stainless steel appliances, and a designer tile backsplash. Luxury vinyl plank flooring and stunning tile run throughout the home, creating a modern and cohesive look. The spacious primary suite includes an ensuite with a chic stand-up shower, while the main bathroom boasts a large double-sink vanity—perfect for shared living. The oversized living and dining areas offer flexibility to suit any lifestyle, and the large in-suite laundry room provides plenty of extra storage. The building stands out with excellent curb appeal and a covered parking stall for year-round convenience.

Built in 1977

## Essential Information

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Price \$199,990

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,450
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1 9325 104 Avenue
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0H9

### Amenities

Amenities	No Smoking Home, Vinyl Windows
Parking	Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 9th, 2025

Days on Market 7

Zoning Zone 13

Condo Fee \$647

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