

Courtesy Of Sara J Kalke Of RE/MAX Real Estate

\$279,900 - 303 9131 99 Street, Edmonton

MLS® #E4428866

\$279,900

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® # E4428866

Price \$279,900



| | |
|----------------|------------------------|
| 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 | April 3rd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 15 |
| Condo Fee | \$813 |

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Listing information last updated on April 11th, 2025 at 2:18pm MDT