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

MLS® #E4434655

#### \$249,900

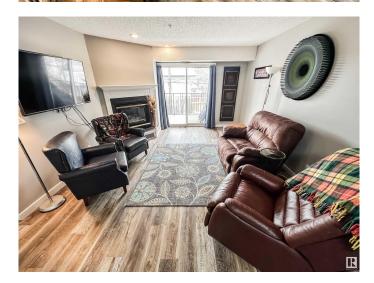
2 Bedroom, 2.00 Bathroom, 1,017 sqft Condo / Townhouse on 0.00 Acres

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 Frankâ€<sup>™</sup>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 \$249,900

2
2.00
2
1,017
0.00
1993
Condo / Townhouse
Lowrise Apartment
Single Level Apartment
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	32
Zoning	Zone 15
Condo Fee	\$813

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Listing information last updated on June 6th, 2025 at 11:18am MDT