

## \$149,900 - 204 8223 99 Street, Edmonton

MLS® #E4430704

**\$149,900**

1 Bedroom, 1.00 Bathroom, 750 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Welcome to this fantastic 1-bedroom condo in Strathcona! This contemporary building has only 14 units, offering a safe and comfortable feel. The suite has a spacious, open layout featuring 10ft ceilings and large windows that let in tons of natural light. The kitchen is bright and stylish, featuring a brick backsplash, stainless steel appliances, a professional-grade gas stove, and granite countertops. Enjoy the cozy gas fireplace in the winter months and the large, sunny west-facing balcony in the summer. The bedroom includes a spacious walk-in closet, while the generous in-suite laundry room offers additional storage space for your convenience. Plus, enjoy the added perks of a separate storage locker and your own titled, heated underground parking spot. Conveniently located just steps from Whyte Avenue, near the River Valley, University of Alberta, public transit, restaurants, shopping, and more!

Built in 2006

### Essential Information

MLS® #	E4430704
Price	\$149,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	750
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	204 8223 99 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 3T1

### **Amenities**

Amenities	Ceiling 10 ft., Deck, Secured Parking, See Remarks
Parking	Heated, Parkade, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 13th, 2025
Days on Market	7
Zoning	Zone 15
Condo Fee	\$733

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