

\$239,900 - 303 9131 99 Street, Edmonton

MLS® #E4450599

\$239,900

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

BOUTIQUE STRATHCONA CONDO WITH GREAT VIBES. EAST-FACING BALCONY & PRIME LOCATION Live steps from Mill Creek Ravine, river valley trails, & local favorites. In this updated 2 bed, 2 bath, 1,016 sqft condo in The Rembrandt. Easy access to the U of A, Whyte Ave, downtown, and LRT, the location offers walkability & 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 2nd bedroom sits next to a full bath, ideal for guests or a home office. Youâ€™ll love the luxury vinyl plank flooring, updated trim, LED lighting, and fresh finishes throughout. Extras include in-suite laundry, large storage room, and heated underground parking. Condo fee covers all utilities, including ELECTRICITY. Move-in ready and beautifully maintained! Must See!

Built in 1993

Essential Information

MLS® # E4450599

Price \$239,900

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 Spaces	1
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	July 31st, 2025
Days on Market	2
Zoning	Zone 15
Condo Fee	\$813

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Listing information last updated on August 1st, 2025 at 11:47pm MDT