

## **\$279,900 - 401 8223 99 Street, Edmonton**

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MLS® #E4427005

**\$279,900**

2 Bedroom, 2.00 Bathroom, 995 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Modern Condo with City Skyline View & Smart Features. Step into this stunning modern condo & be greeted by High Ceilings, Tall Windows & an abundance of Natural Light w/unobstructed view of the city skyline. This TOP floor condo boasts almost 1000 sq ft, 2 spacious bedrooms, 2 bathrooms, & 2 Titled Heated Underground Parking, Plus Storage Room. The living room is bright & airy w/a corner fireplace & the upgraded kitchen includes high-end appliances & floor to ceiling specialty lit cabinets. Smart features include - smart lighting systems throughout, power blinds & surround sound in every room. More than just a beautiful living space. Relax & enjoy the stunning views from the private wrap-around terrace. Easy access to public transportation, downtown, schools, shopping & exciting night life, this modern condo is close to nearby restaurants, making it the perfect location for those who value convenience & city living. Don't miss out on the opportunity to make this stunning condo your home. Welcome Home!



Built in 2006

### **Essential Information**

MLS® #	E4427005
Price	\$279,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	401 8223 99 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 3T1

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage-Locker Room, Vinyl Windows
Parking Spaces	2
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Curtains and Blinds
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	16
Zoning	Zone 15
Condo Fee	\$959

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Listing information last updated on April 7th, 2025 at 2:02pm MDT