

Courtesy Of Eddy A D'Ambrosio Of RE/MAX Elite

## **\$264,800 - 403 8223 99 Street, Edmonton**

MLS® #E4455438

**\$264,800**

2 Bedroom, 2.00 Bathroom, 991 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Live in a location that inspires you! Just 7 minutes to Jasper Ave or UofA, and walking distance to the River Valley, Mill Creek Ravine, or Whyte Ave and the vast array of incredible amenities nearby! Element Lofts is an exclusive luxury building with typically larger suites, high quality construction and finishes, and a higher owner occupied ration that inspires involvement, efficiency in management, increased security, and an overall sense of pride of ownership that new owners will appreciate! At just under 1000 SQ FT, this substantial 2 Bedroom, 2 Bathroom TOP FLOOR, Corner Suite is impressive with wrap around balcony, South facing windows, 10' Ceilings, In-Suite Laundry, Storage room, and TWO UNDERGROUND PARKING STALLS! The open concept design, tall ceilings, and large windows make this space feel enormous and inviting! The primary suite fits a king sized bed, and has a walk in closet + 4 piece ensuite! Second bedroom will fit a queen sized bed. Accessible building has an elevator and visitor parking.

Built in 2006

### **Essential Information**

MLS® # E4455438

Price \$264,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 991                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 403 8223 99 Street |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 3T1            |

### Amenities

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                      |
| Parking        | Double Indoor, Heated, Parkade, Underground                                                                                            |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, 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 | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                                  |

### **Additional Information**

Date Listed August 30th, 2025

Days on Market 13

Zoning Zone 15

Condo Fee \$959

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Listing information last updated on September 12th, 2025 at 4:02am MDT