

## \$234,000 - 318 1004 Rosenthal Blvd, Edmonton

MLS® #E4413587

**\$234,000**

2 Bedroom, 2.00 Bathroom, 780 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Experience luxurious living at Jade Condominiums in the vibrant Rosenthal community! This stylish 2-bed, 2-bath condo offers a stunning kitchen with a center island, upgraded laminate, stainless steel appliances, and a convenient office nook. The bright living room opens to a spacious balcony, perfect for outdoor relaxation and entertaining. The primary bedroom includes a private 3-piece ensuite and ample closet space, while the spacious second bedroom also offers great storage. Additional features include a 4-piece bath, in-unit laundry with stacked washer/dryer, and abundant storage, plus a titled underground parking space with storage cage. Perfect for first-time buyers or investors, with easy access to Whitemud, Henday, scenic parks, trails, playgrounds, shopping, and dining. The complex offers fantastic amenities: a well-equipped exercise room, social room with a pool table, guest suite, and pet-friendly policies. Minutes from Costco, Save-On-Foods, and moreâ€™donâ€™t miss out on this opportunity!

Built in 2014

### Essential Information

MLS® # E4413587

Price \$234,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 780                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 318 1004 Rosenthal Blvd |
| Area        | Edmonton                |
| Subdivision | Rosenthal (Edmonton)    |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 7C6                 |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor |
| Parking   | Heated, Underground            |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2024 |
| Days on Market | 168                 |
| Zoning         | Zone 58             |
| HOA Fees       | 110                 |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$390               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 2:32am MDT