

## \$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 more—don'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	155
Zoning	Zone 58
HOA Fees	110
HOA Fees Freq.	Annually
Condo Fee	\$390

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Listing information last updated on April 18th, 2025 at 11:47am MDT