

## **\$249,000 - 106 1004 Rosenthal Boulevard, Edmonton**

MLS® #E4443776

**\$249,000**

2 Bedroom, 2.00 Bathroom, 774 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Location, Location by Pond and Walking Trails in Gorgeous Rosenthal, Pet Friendly! The Perfect 2 Bedrooms, 2 Washrooms, 9 ft ceilings, Underground Parking & surface stall (2 Titled stalls), In-Suite Laundry, main floor walkout south facing patio excellent for barbeque (w/gas hook-up) and entertainment. Jade Condominiums are very well maintained and have excellent grounds and parking space. This open floor plan features a warm, inviting cappuccino finish, large open kitchen with faucet sink island that has views of the patio. Complimentary wood style quality upgraded laminate flooring, plus stainless steel appliances provide the perfect Bistro Style setting in Your own kitchen with of a walkout patio for great additional dining fun. Two - 4 piece washrooms, one as ensuite for primary bedroom, the other washroom is versatile for general use, however is adjacent to the 2nd bedroom. Jade Condominium offers an extensive gym, social - billards room, elevator to underground pkg. Minutes to Henday & Whitemud !!!

Built in 2014

### **Essential Information**

MLS® # E4443776

Price \$249,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	774
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 1004 Rosenthal Boulevard
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7C6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Security Door, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Underground
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Backs Onto Lake, Environmental Reserve, Golf Nearby, Lake Access Property, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	42
Zoning	Zone 58
Condo Fee	\$476

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