

## \$239,000 - 115 1004 Rosenthal Boulevard, Edmonton

MLS® #E4432777

**\$239,000**

2 Bedroom, 2.00 Bathroom, 780 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Stunning main-floor condo in JADE ONE, offering fantastic access to walking paths! Perfect for downsizers seeking single-level ease, first-time buyers, and investors. This immaculately maintained 2 bed, 2 bath, 773 sq ft residence showcases numerous upgrades. Enjoy sleek stainless steel appliances and a large kitchen island, ideal for entertaining. Appreciate the airy feel of 9' ceilings. The master suite provides two closets and a convenient 3-pc ensuite. A second bedroom and elegant 4-pc bath offer great flexibility. Unwind on the huge WEST-FACING PRIVATE PATIO with a natural gas BBQ outlet, perfect for outdoor enjoyment. Benefit from the convenience of TWO PARKING STALLS: secure underground with storage, plus an additional outdoor stall. Jade One boasts an exercise room, social room with billiards, and guest suites. Enjoy walks to the nearby pond and playground. Easy access to Anthony Henday, Whitemud, and Yellowhead ensures effortless commuting. Minutes from West Edmonton Mall, River Cree Casino.

Built in 2014

### Essential Information

MLS® # E4432777

Price \$239,000



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	115 1004 Rosenthal Boulevard
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7C6

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Smart/Program. Thermostat, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	6
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually
Condo Fee	\$476

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