

## \$252,900 - 104 9707 106 Street, Edmonton

MLS® #E4430430

**\$252,900**

2 Bedroom, 2.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This ideal condo is located in the DOWNTOWN core. Walking distance to LEGISLATURE, RIVER VALLEY and all the downtown nightlife! This unit boasts an OPEN CONCEPT LAYOUT featuring HARDWOOD flooring. There is a large living area and a kitchen with BREAKFAST BAR, STAINLESS STEEL APPLIANCES AND A PANTRY. The master bedroom features a walkthrough closet to an ENSUITE FULL BATHROOM. There is an additional spacious bedroom and a full bathroom. Enjoy the convenience of a TWO-CAR TANDEM UNDERGROUND parking, IN-SUITE STORAGE ROOM and a IN-SUITE LAUNDRY. Enjoy the summers on your dedicated BALCONY. This unit is not on the ground level. This building features a ROOF-TOP PATIO and FITNESS ROOM. Close to all amenities, including shopping, restaurants, public transportation, parks, trails, KINSMEN recreational centre, ICE DISTRICT, etc.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430430  |
| Price     | \$252,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 958                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 104 9707 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B7             |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Intercom, Security Door, See Remarks |
| Parking   | Tandem, Underground, See Remarks     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 12   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 12          |
| Condo Fee      | \$714            |

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 April 20th, 2025 at 5:32am MDT