# \$275,000 - 404 9707 106 Street, Edmonton

MLS® #E4429280

## \$275,000

2 Bedroom, 2.00 Bathroom, 964 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Exquisite Downtown Apartment. This 2 Bed, 2 Bath, 2 Heated Underground Parking Stall condo is located in the heart of Edmonton's River Valley and is perfect for those who value the convenience and excitement of city living. It's South Facing with a huge covered deck and sits on the 4th floor overlooking the river valley with view of the Walterdale bridge, the Legislature Building and the Baseball stadium. The corner unit has almost 1000 sq ft of living space. It has a great floor plan with no wasted space. A spacious entry, a large kitchen with ample room for multiple cooks, corner pantry and tons of cabinetry for storage. Every room has large windows, is bright and airy, and streaming with sunlight. Steps to the vast network of bike and walking trails, close to U of A, hospitals, shopping, restaurants & nightlife. Avoid the high cost of downtown renting. Experience elevated downtown living. Welcome Home!



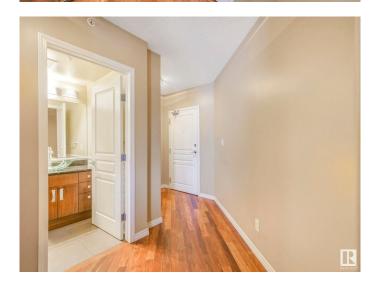
#### **Essential Information**

MLS® # E4429280 Price \$275,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 964
Acres 0.00
Year Built 2006

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 404 9707 106 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 0B7

### **Amenities**

Amenities Air Conditioner, Deck, No Animal Home, No Smoking Home,

Parking-Visitor, Secured Parking, Security Door

Parking Spaces 2

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave,

Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler

Heating Forced Air-1, Natural Gas

# of Stories 14
Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Concrete

Exterior Features Golf Nearby, Playground Nearby, Public Transportation, River Valley

View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View

Downtown

Roof Tar & T

Construction Concrete

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 5th, 2025

Days on Market 41

Zoning Zone 12

Condo Fee \$709

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 15th, 2025 at 10:47pm MDT