# \$334,900 - 803 9707 106 Street, Edmonton

MLS® #E4430664

### \$334,900

2 Bedroom, 2.00 Bathroom, 1,036 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Trendy downtown condo within walking distance of the Edmonton's River Valley and Legislature grounds. This 2 bedroom, 2 bathroom condo has been tastefully updated with just over 1,000 square feet featuring new engineered hardwood flooring. The kitchen includes granite counters w/ corner pantry and stainless steel appliances plus a quaint dining area with built-in cabinets and shelving providing extra storage for condo living. There is a full 4 piece bathroom w/ large soaker tub. The owner's suite includes walk-in closet and 3 piece ensuite bath featuring new steam shower. Enjoy the convenience of your in-suite laundry, in-suite storage room, central A/C and tandem underground parking. Unwind after a long work day on your large south facing balcony w/ beautiful views- best views of the Canada Day fireworks each year!

Built in 2006

#### **Essential Information**

MLS® # E4430664

Price \$334,900

Bedrooms 2

Bathrooms 2.00

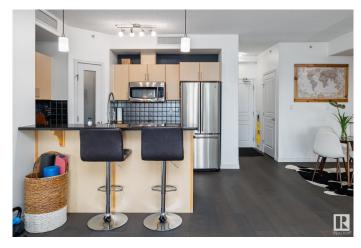
Full Baths 2

Square Footage 1,036

Acres 0.00







Year Built 2006

Type Condo / Townhouse Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

## **Community Information**

Address 803 9707 106 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 0B7

#### **Amenities**

Amenities Detectors Smoke, Exercise Room, Hot Water Natural Gas,

Parking-Visitor

Parking Spaces 2

Parking Tandem, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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 Back Lane, View City

Roof Tar & Damp; Gravel
Construction Concrete, Stucco
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 12th, 2025

Days on Market 25

Zoning Zone 12

Condo Fee \$743

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 7th, 2025 at 3:32pm MDT