

## \$99,800 - 805 9730 106 Street, Edmonton

MLS® #E4452077

**\$99,800**

1 Bedroom, 1.00 Bathroom, 454 sqft

Condo / Townhouse on 0.00 Acres

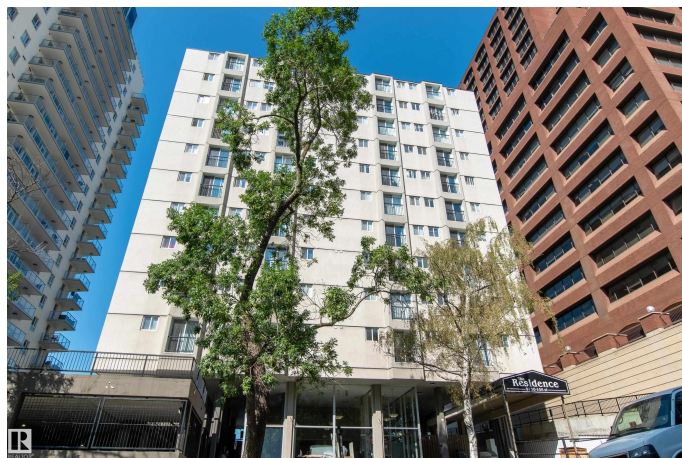
Downtown (Edmonton), Edmonton, AB

Excellent investment opportunity in the heart of downtown! This 1-bedroom, 1-bath condo is currently rented for one year. Well located with just a 4-minute walk to the LRT at Government Centre. The suite is on the 8th floor with an east-facing view. The 4-piece bath features tiled floors while the living room and kitchen have hardwood floors with cozy carpet in the bedroom. Enjoy the convenience of in-suite laundry and being only 3 blocks from both Jasper Avenue and the River Valley trails. There is an onsite manager and a Rental Pool. Perfect for investors seeking a central location with strong rental appeal!

Built in 1966

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452077               |
| Price          | \$99,800               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 454                    |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 805 9730 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1B7             |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | On Street Parking |
| Parking Spaces | 1                 |
| Parking        | Stall             |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                   |
| # of Stories | 11                                                                                                  |
| Stories      | 1                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Concrete                   |
| Exterior Features | Shopping Nearby, View City |
| Roof              | Tar & Gravel               |
| Construction      | Concrete                   |
| Foundation        | Concrete Perimeter         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 53               |
| Zoning         | Zone 12          |
| Condo Fee      | \$455            |

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Listing information last updated on September 30th, 2025 at 12:47pm MDT