

## \$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	8
Zoning	Zone 12
Condo Fee	\$714

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