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

MLS® #E4430664

#### \$334,900

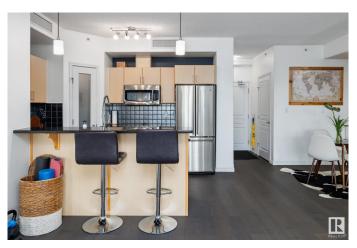
2 Bedroom, 2.00 Bathroom, 1,036 sqft Condo / Townhouse on 0.00 Acres

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 laminate 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
Туре	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-Vis	sitor						
Parking Spaces	2							
Parking	Tandem, U	ndergroun	d					

## 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 & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date ListedApril 12th, 2025Days on Market20ZoningZone 12Condo 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 2nd, 2025 at 10:02am MDT