

Courtesy Of Steve W Leddy Of RE/MAX Elite

# **\$199,900 - 206 9707 106 Street, Edmonton**

MLS® #E4421549

**\$199,900**

2 Bedroom, 1.00 Bathroom, 641 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Beautiful 2nd floor CORNER unit in 18+ RIVER VISTA! This upgraded 2 bed/1 bath is perfect and waiting for YOU, w/its CENTRAL location conveniently located steps from the Legislature grounds, RIVER VALLEY, PARKS/TRAILS + quick ACCESS to the DOWNTOWN core and UofA campus. Step inside and you're sure to appreciate the well cared for HARDWOOD flooring that spans the main living areas of the unit, making cleaning a breeze. Kitchen boasts SS appliances, corner pantry, eat-in bar, loads of cabinetry and more!! Living room is bright and open with easy access to bedroom/office/hobby room, ideal for rentals. Large windows and balcony are sure to impress and offer loads of NATURAL light + gas hookup and furnace/storage room! Master is great size with his/hers closets and close to 4 pc main bath. Central A/C, in-suite LAUNDRY, TITLED UNDERGROUND parking, ROOFTOP patio, penthouse FITNESS ROOM, and indoor & outdoor visitor parking. One look and you'll be hooked, a true MUST see in person! See it today

Built in 2006

## **Essential Information**

MLS® # E4421549

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 641                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 206 9707 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B7             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door |
| Parking Spaces | 1   |
| Parking        | Heated, Insulated, Stall, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 12   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco   |
| Exterior Features | Back Lane, Golf Nearby, Public Transportation, Shopping Nearby, |

|              |                         |
|--------------|-------------------------|
|              | Sloping Lot             |
| Roof         | Tar & Gravel            |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 76                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$466               |

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Listing information last updated on May 1st, 2025 at 9:17pm MDT