

## \$275,000 - 404 9707 106 Street, Edmonton

MLS® #E4429280

**\$275,000**

2 Bedroom, 2.00 Bathroom, 964 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Exquisite Downtown Apartment. This 2 Bed, 2 Bath, 2 Heated Underground Parking Stall condo is located in the heart of Edmonton's River Valley and is perfect for those who value the convenience and excitement of city living. It's South Facing with a huge covered deck and sits on the 4th floor overlooking the river valley with view of the Walterdale bridge, the Legislature Building and the Baseball stadium. The corner unit has almost 1000 sq ft of living space. It has a great floor plan with no wasted space. A spacious entry, a large kitchen with ample room for multiple cooks, corner pantry and tons of cabinetry for storage. Every room has large windows, is bright and airy, and streaming with sunlight. Steps to the vast network of bike and walking trails, close to U of A, hospitals, shopping, restaurants & nightlife. Avoid the high cost of downtown renting. Experience elevated downtown living. Welcome Home!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429280  |
| Price      | \$275,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 964                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 404 9707 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B7             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door |
| Parking Spaces | 2   |
| Parking        | Heated, Parkade, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 14  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | Tar & Gravel  |

|              |                    |
|--------------|--------------------|
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 73              |
| Zoning         | Zone 12         |
| Condo Fee      | \$709           |

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Listing information last updated on June 16th, 2025 at 10:17pm MDT