$295,000 - 404 9707 106 Street, Edmonton

MLS® #E4429280

$295,000

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	$295,000
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	26
Zoning	Zone 12
Condo Fee	$709

Listing information last updated on May 1st, 2025 at 12:47am MDT