

\$284,900 - 401 7907 109 Street, Edmonton

MLS® #E4450540

\$284,900

2 Bedroom, 2.00 Bathroom, 809 sqft
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to University Properties! A premium concrete & steel building known for its top-notch construction, soundproofing & unbeatable location. This TOP FLOOR 2 bed/2 bath unit offers 9'™ ceilings, A/C, Low-E windows & thoughtful bdrm separation - perfect for shared living. Both bdrms boast walk-in closets & the spacious primary offers a 3pc ensuite. The main area incl's an upgraded chef's kitchen w/ S/S appliances, granite counters, tile backsplash & modern cabinetry. Enjoy the warmth of the cozy gas FP or entertain on the huge private balcony (258 sq.ft) w/gas BBQ hookup. Both the unit & the titled underground parking stall are conveniently located right next to the elevator - a rare combination for easy, safe entry. All this in a highly walkable area mins from U of A, Whyte Ave, cafÃ©s, shopping, DT & the river valley. Whether you're a student looking for convenience, a professional wanting to be near work, or an investor seeking a turnkey rental in a high-demand area, this property checks all the boxes.

Built in 2008

Essential Information

MLS® #	E4450540
Price	\$284,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	401 7907 109 Street
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1C7

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick, Stone
----------	------------------------

Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Brick, Stone
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$708

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 August 3rd, 2025 at 3:47pm MDT