

## **\$239,990 - 804 9707 105 Street, Edmonton**

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MLS® #E4407911

**\$239,990**

2 Bedroom, 2.00 Bathroom, 1,220 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

It's all about the view, it is an absolutely breathtaking and beautiful view of the river valley. The balcony offers clear views of the Muttart, Telus Field and beyond. Now for this charming home; over 1200 sq.ft. of modern décor, great open floor plan with plenty of room to entertain, hardwood floor, gas fireplace, air conditioning, large primary bedroom with 5-piece ensuite, spacious secondary bedroom, additional 3-piece bathroom, in-suite storage and laundry. Hot summers, no problem the building is air conditioned and for your enjoyment a large fitness room with an assortment of machines both cardio and free weights. No need to scrape snow in the winter with a titled, heated underground parking stall. This location offers convenient access to all amenities around the downtown core, River Valley, Parks, Trails, and U of A. We all have been told to not judge a book by it's cover, well here is proof as once you enter you will be delighted. Come for the view, love the space, and enjoy the location!



Built in 2003

### **Essential Information**

MLS® #	E4407911
Price	\$239,990
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	804 9707 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, Parking-Visitor, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

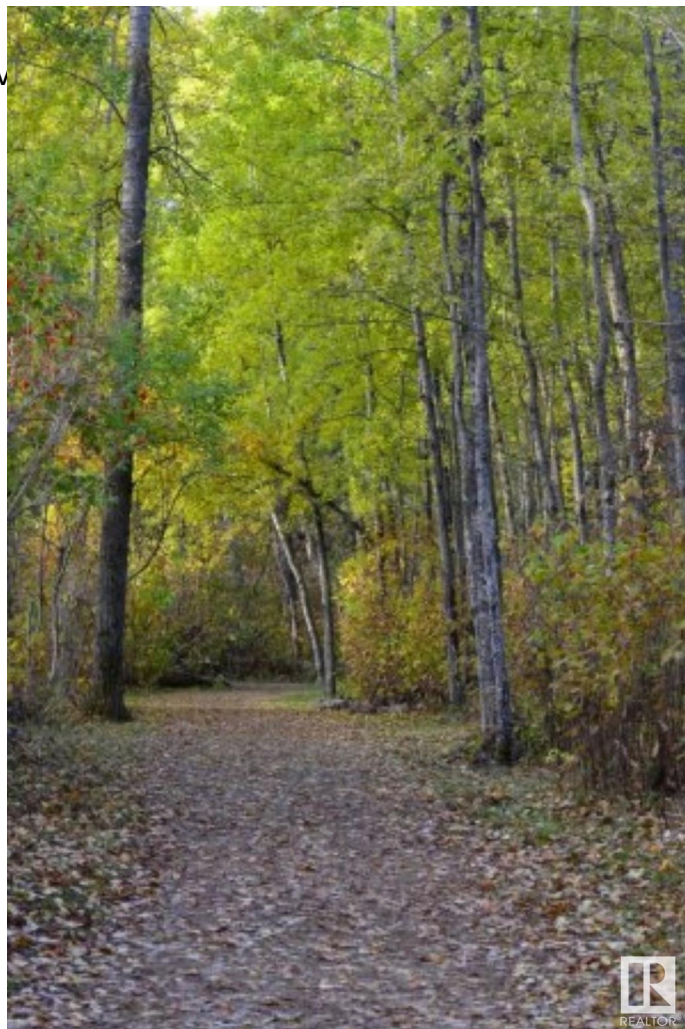
### **Exterior**

Exterior	Concrete, Brick, Stucco
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Exterior Features Back Lane, Golf Nearby, Schools, Shopping Nearby, V  
Roof Metal  
Construction Concrete, Brick, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed September 25th, 2024  
Days on Market 200  
Zoning Zone 12  
Condo Fee \$777



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