

## \$236,900 - 402 9707 105 Street, Edmonton

MLS® #E4418390

**\$236,900**

2 Bedroom, 1.50 Bathroom, 1,116 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Are you wanting to experience true downtown living at it's finest? Want to walk to work or take the LRT to the university? Welcome to this 1,115sqft beautifully updated west facing 2 bedroom condo just steps from the Legislature and river valley! With your open kitchen / living / dining, you have plenty of room to entertain friends and family without feeling cramped. Modern finishings make this condo a place you will be proud to show off. Unwind in your huge primary bedroom complete with 5pc ensuite, walk-in closet, and enough space to fit an office or separate seating area. Enjoy sipping your morning coffee on the west facing balcony with views of the river valley, it's also the perfect place to relax after a long day. This quiet concrete built building (so you can't hear your neighbours) also boasts an exercise room and your own titled underground parking stall. Whether your looking for a place for yourself, or something great to add to your investment portfolio, this home has it all! Welcome home!

Built in 2003

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4418390  |
| Price     | \$236,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 9707 105 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2Y4             |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Exercise Room, Parking-Visitor, Security Door |
| Parking   | Underground                                   |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas                                                    |
| Fireplace    | Yes                                                                                  |
| Fireplaces   | Brick Facing, Corner                                                                 |
| # of Stories | 13                                                                                   |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

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

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$719              |

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Listing information last updated on April 20th, 2025 at 11:02am MDT