

## \$235,300 - 103 9707 106 Street, Edmonton

MLS® #E4437069

**\$235,300**

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Fantastic downtown living! This large 2 master bedroom condo is perfect for any young professional wanting to live in the downtown core. 2 bedrooms, 2 ensuite, titled -tandem stall!! Over 1156 sq ft with this well kept unit featuring a great view of the new Walterdale bridge and Legislature building. Condo has hardwood and carpet flooring throughout, in suite laundry, separate storage room inside and outside of the condo on the patio with your own furnace & hot water tank . Back inside, the kitchen is nicely appointed with granite countertops, stainless steel appliances and breakfast bar overlooking your central living room with patio access to take in those downtown views. One bedroom features a 4 piece ensuite and second bedroom features a 4 piece. This unit is also air conditioned for those warm summer nights that are coming. Other features include a rooftop gym and social room. Walking distance to all amenities and a pet friendly building. Condo fee's include heat and water/sewer. Must be seen!

Built in 2006

### Essential Information

MLS® # E4437069

Price \$235,300

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,156                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 103 9707 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B7             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, No Animal Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, See Remarks |
| Parking   | Tandem   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| # of Stories      | 12  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                           |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Steel, Stucco                                    |
| Exterior Features | Back Lane, View City, View Downtown, See Remarks |
| Roof              | Roll Roofing                                     |
| Construction      | Steel, Stucco                                    |

Foundation                      Slab

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                31  
Zoning                              Zone 12  
Condo Fee                        \$743

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