

## \$349,900 - 803 9707 106 Street, Edmonton

MLS® #E4430664

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Trendy downtown condo within walking distance of the Edmonton's River Valley and Legislature grounds. This 2 bedroom, 2 bathroom condo has been tastefully updated with just over 1,000 square feet featuring new laminate flooring. The kitchen includes granite counters w/ corner pantry and stainless steel appliances plus a quaint dining area with built-in cabinets and shelving providing extra storage for condo living. There is a full 4 piece bathroom w/ large soaker tub. The owner's suite includes walk-in closet and 3 piece ensuite bath featuring new steam shower. Enjoy the convenience of your in-suite laundry, in-suite storage room, central A/C and tandem underground parking. Unwind after a long work day on your large south facing balcony w/ beautiful views- best views of the Canada Day fireworks each year!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430664  |
| Price          | \$349,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,036     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 803 9707 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B7             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Exercise Room, Hot Water Natural Gas, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Tandem, Underground  |

### Interior

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

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Concrete, Stucco     |
| Exterior Features | Back Lane, View City |
| Roof              | Tar & Gravel         |
| Construction      | Concrete, Stucco     |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 12          |
| Condo Fee      | \$743            |

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Listing information last updated on April 18th, 2025 at 10:02am MDT