

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

MLS® #E4417754

**\$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 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® #	E4417754
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	January 12th, 2025
Days on Market	85
Zoning	Zone 12
Condo Fee	\$743

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