

## \$239,000 - 201 9707 106 Street, Edmonton

MLS® #E4435430

**\$239,000**

2 Bedroom, 1.50 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Incredible Value!!!MUST SEE...Location, Location, Location, This stunning condo located steps from the legislature grounds, river valley & quick access to the downtown core, Ice District, LRT, & the U of A. Beautiful, Meticulously well kept 2 bedroom show home condo with Cork and tile flooring, cozy carpeting in bedrooms. Kitchen features modern, Espresso color cabinetry, granite countertops, stainless steel appliances w/ upgraded high efficiency washer and dryer, Electric fireplace with central air conditioning, Southwest facing balcony with plenty of natural sunlight and views of the parliament grounds. The building amenities include roof top patio, top floor fitness with social room, indoor and outdoor visitor parking. Must see unit. Seller is very motivated to sell.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435430  |
| Price          | \$239,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 809       |
| Acres          | 0.00      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201 9707 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0B7             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Exercise Room, Parking-Visitor, Storage-In-Suite |
| Parking   | Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 12   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Composition   |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Composition   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 41            |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$525   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 6:02pm MDT