

## \$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	102
Zoning	Zone 12
Condo Fee	\$719

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