

## \$224,900 - 206 9640 105 Street, Edmonton

MLS® #E4444275

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,077 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Absolutely TURN KEY home! This CONDO boasts OPEN CONCEPT, IN-SUITE LAUNDRY, 2 SPACIOUS BEDROOMS, PRIMARY bedroom with ENSUITE. MASSIVE LIVING ROOM with GAS FIREPLACE. LARGE DINING AREA. The UPDATED KITCHEN offers great WORK FLOW, with a COUNTER TOP EATING BAR. This gem LOCATED steps from the RIVERVALLEY and the LEGISLATURE GROUNDS. PUBLIC TRANSIT offered across the street. MINUTES from GRANT MACEWAN UNIVERSITY or the LRT. LRT offers an EASY COMUTE TO NAIT, University of Alberta, ROYAL ALEX HOSPITAL...AND many more LRT stops. Enjoy your morning coffee or evening beverage from your BALCONY. The CONDO offers you ONE UNDER-GROUND PARKING STALL. This amazing CONDO has NEW PAINT & LUXURY VINYL PLANK FLOORING, UPDATED KITCHEN and BATHROOMS. IMMEDIATE POSSESSION AVAILABLE.

Built in 1995

### Essential Information

MLS® #	E4444275
Price	\$224,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	206 9640 105 Street
Area	Edmonton
Subdivision	Rosssdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Z7

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Public Transportation, Shopping Nearby, View Downtown
Roof	Asphalt Shingles

Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	64
Zoning	Zone 12
Condo Fee	\$588

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