

# \$259,900 - 801 9707 105 Street, Edmonton

MLS® #E4443919

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,159 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Attention all urban professionals, students, first time buyers, downsizers or investors. Looking for a downtown condo that checks off all the boxes? Your search stops here! Spacious 2 bed 2 bath corner unit, including in suite laundry and underground titled parking. Concrete building, quiet, pet friendly complex. As you enter, you'll immediately notice the tons of natural light from the south facing windows, and the majestic river valley views overlooking the Legislature grounds, Walterdale Bridge, ball park and more! Spacious open concept living area, complete with galley style kitchen and gas fireplace, the perfect spot for entertaining or relaxing after a long day. Also included is a massive primary suite with a 5 piece ensuite & walk in closet, a second generous sized bedroom, laundry area, tons of closet space and additional in suite storage. Excellent location, steps away from, LRT/transit, Legislature building, the ballpark, walking trails, parks and all that the downtown river valley has to offer.

Built in 2003

## Essential Information

MLS® # E4443919

Price \$259,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,159
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	801 9707 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y4

### Amenities

Amenities	Deck, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Metal
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	65
Zoning	Zone 12
Condo Fee	\$745

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