

## \$120,000 - 409 9710 105 Street, Edmonton

MLS® #E4420881

**\$120,000**

1 Bedroom, 1.00 Bathroom, 555 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Adorable and affordable! Come and enjoy the convenience of downtown living near everything you love with VERY LOW CONDO FEES. Steps from the river valley, this 1 bed 1 bath unit has easy access to the University of Alberta, MacEwan University, LRT, ICE District, city center, shopping, restaurants, festivals and the incredible river valley trail system. This well maintained unit has an updated kitchen and bathroom, and beautiful Edmonton views! River Valley Condominiums is a well managed building featuring concrete construction, two elevators, a flexible parking system, same floor laundry and garbage disposal and updated windows, exterior stucco, heating system and common areas. Low condo fees include heat, unlimited unmetered electricity, water, sewer, insurance, property manager and a healthy reserve fund. A wonderful opportunity for first time buyers and investors alike!

Built in 1967

### Essential Information

MLS® #	E4420881
Price	\$120,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	555
Acres	0.00
Year Built	1967
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	409 9710 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1A4

### **Amenities**

Amenities	Off Street Parking, Security Door
Parking	Front/Rear Drive Access, Parking Pad Cement/Paved, Stall

### **Interior**

Appliances	Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Hillside, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau/ St. Catherine
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Middle	McKernan/St. Catherine
High	Victoria/St. Joseph

### **Additional Information**

Date Listed	February 8th, 2025
Days on Market	82
Zoning	Zone 12
Condo Fee	\$386

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Listing information last updated on April 30th, 2025 at 10:47pm MDT