## \$199,900 - 206 9707 106 Street, Edmonton

MLS® #E4421549

## \$199,900

2 Bedroom, 1.00 Bathroom, 641 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Beautiful 2nd floor CORNER unit in 18+ RIVER VISTA! This upgraded 2 bed/1 bath is perfect and waiting for YOU, w/its CENTRAL location conveniently located steps from the Legislature grounds, RIVER VALLEY, PARKS/TRAILS + quick ACCESS to the DOWNTOWN core and UofA campus. Step inside and you're sure to appreciate the well cared for HARDWOOD flooring that spans the main living areas of the unit, making cleaning a breeze. Kitchen boasts SS appliances, corner pantry, eat-in bar, loads of cabinetry and more!! Living room is bright and open with easy access to bedroom/office/hobby room, ideal for rentals. Large windows and balcony are sure to impress and offer loads of NATURAL light + gas hookup and furnace/storage room! Master is great size with his/hers closets and close to 4 pc main bath. Central A/C, in-suite LAUNDRY, TITLED UNDERGROUND parking, ROOFTOP patio, penthouse FITNESS ROOM, and indoor & outdoor visitor parking. One look and you'll be hooked, a true MUST see in person! See it today





Built in 2006

## **Essential Information**

MLS® # E4421549 Price \$199,900

Bathrooms1.00Full Baths1Square Footage641Acres0.00Year Built2006TypeCondo / TownhouseSub-TypeApartment High RiseStyleSingle Level ApartmentStatusActiveCommunity InferenceAddress206 9707 106 StreetAreaEdmontonSubdivisionDowntown (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT5K 0B7AmenitiesAir Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking SpacesParkingAir Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window CoveringsHeatingForced Air-1, Natural Gas # of Stories# of Stories1HasseementYesBasementYesBasementNoe, No BasementExteriorSourd Davente	Bedrooms	2
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Exterior Features Back Lane, Golf Nearby, Public Transportation, Shopping Nearby,	Amenities Parking Spaces Parking Interior Appliances Heating # of Stories Stories Has Basement Basement	Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door 1 Heated, Insulated, Stall, Underground Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings Forced Air-1, Natural Gas 12 1 Yes
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Exterior Features	Back Lane	Golf No	earby Public	Transportation	Shopping	Nearby
Exterior roataroo	Baok Eallo,			rianoportation	Chopping	1100107,

	Sloping Lot
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	February 14th, 2025
Days on Market	76
Zoning	Zone 12
Condo Fee	\$466

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Listing information last updated on May 1st, 2025 at 12:47am MDT