

## \$239,000 - 201 9707 106 Street, Edmonton

MLS® #E4435430

**\$239,000**

2 Bedroom, 1.50 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Incredible Value!!!MUST SEE...Location, Location, Location, This stunning condo located steps from the legislature grounds, river valley & quick access to the downtown core, Ice District, LRT, & the U of A. Beautiful, Meticulously well kept 2 bedroom show home condo with Cork and tile flooring, cozy carpeting in bedrooms. Kitchen features modern, Espresso color cabinetry, granite countertops, stainless steel appliances w/ upgraded high efficiency washer and dryer, Electric fireplace with central air conditioning, Southwest facing balcony with plenty of natural sunlight and views of the parliament grounds. The building amenities include roof top patio, top floor fitness with social room, indoor and outdoor visitor parking. Must see unit. Seller is very motivated to sell.

Built in 2006

### Essential Information

MLS® #	E4435430
Price	\$239,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	809
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	201 9707 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0B7

### **Amenities**

Amenities	Air Conditioner, Exercise Room, Parking-Visitor, Storage-In-Suite
Parking	Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Composition
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	58

Zoning	Zone 12
Condo Fee	\$525

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