

## \$236,900 - 402 9707 105 Street, Edmonton

MLS® #E4433646

**\$236,900**

2 Bedroom, 1.50 Bathroom, 1,116 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Are you an INVESTOR searching for a TURNKEY property completely outfitted? Looking to buy for kids going to UNIVERSITY? Wanting to live in the HEART of the CITY? You'll LOVE this prime downtown location with unbeatable access to the LRT—just minutes to the University of Alberta, LEGISLATURE, & RIVER VALLEY! This updated 1,115 sqft west-facing 2 bed, 2 bath condo offers excellent rental potential & long-term value. The spacious open-concept layout is bright & airy, with modern finishings (included!!), in-suite laundry, & ample living space. The oversized primary bedroom includes a 5pc ensuite, walk-in closet, & extra room for an office or seating area. Enjoy sunsets on the west-facing balcony with views of the river valley. Quiet concrete construction means peace & privacy for tenants. Plus, there's a fitness room & titled underground parking for added appeal. Whether you're adding to your portfolio or seeking a low-maintenance property in a high-demand area, this condo delivers. Don't miss out!!

Built in 2003

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4433646  |
| Price  | \$236,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 402 9707 105 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2Y4             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Exercise Room, Parking-Visitor, Security Door |
| Parking   | Underground                                   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing, Corner   |
| # of Stories | 13   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco   |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Public Transportation, |

|              |                         |
|--------------|-------------------------|
|              | Shopping Nearby         |
| Roof         | Metal                   |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 68            |
| Zoning         | Zone 12       |
| Condo Fee      | \$719         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 10:47pm MDT