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

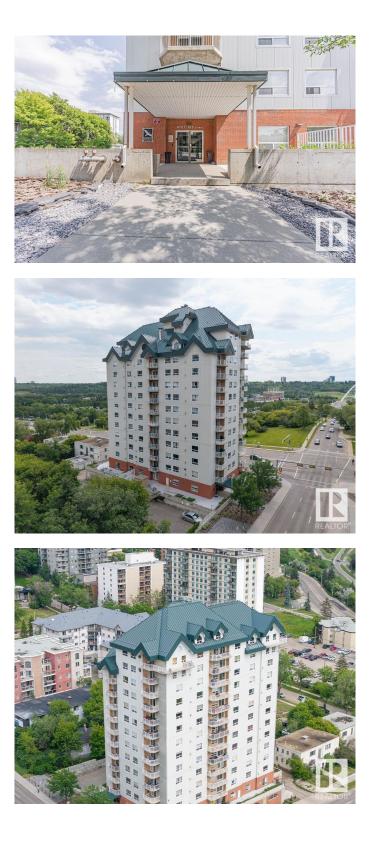
MLS® #E4443919

#### \$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
Туре	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, Se	cured Parking, Sec	curity Door, Sto	orage-In-Suite, See
	Remarks			
Parking Spaces	1			

## 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	14
Zoning	Zone 12
Condo Fee	\$745

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 11:48am MDT