

## \$275,000 - 302 9707 106 Street, Edmonton

MLS® #E4445035

**\$275,000**

2 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

GREAT VIEWS from this sunny SOUTHWEST CORNER UNIT in RIVER VISTA conveniently located with transportation at your doorstep, steps to the river valley trails and quick access to Downtown and the U of A. This open layout features 9' ceilings, luxury vinyl plank flooring and a gourmet kitchen with granite countertops, an eating bar, lots of cabinetry, pantry and stainless steel appliances. The primary suite offers double closets and a 3 piece ensuite bathroom with a walk-in shower.

The second bedroom is next to the 4 piece bathroom. Storage in the unit and INSUITE LAUNDRY. UNDERGROUND TITLED PARKING UNIT 133, actual stall 65. A/C Building amenities on the top floor include an exercise room and a roof top patio and indoor and outdoor visitor parking. A great place to call home.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445035  |
| Price          | \$275,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 954       |
| Acres          | 0.00      |



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

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 302 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, Secured Parking, Security Door, Storage-In-Suite, Rooftop Deck/Patio |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 12   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stone, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 12         |
| Condo Fee      | \$578           |

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 3rd, 2025 at 7:18pm MDT