

## \$284,900 - 401 7907 109 Street, Edmonton

MLS® #E4450540

**\$284,900**

2 Bedroom, 2.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to University Properties! A premium concrete & steel building known for its top-notch construction, soundproofing & unbeatable location. This TOP FLOOR 2 bed/2 bath unit offers 9'™ ceilings, A/C, Low-E windows & thoughtful bdrm separation - perfect for shared living. Both bdrms boast walk-in closets & the spacious primary offers a 3pc ensuite. The main area incl's an upgraded chef's kitchen w/ S/S appliances, granite counters, tile backsplash & modern cabinetry. Enjoy the warmth of the cozy gas FP or entertain on the huge private balcony (258 sq.ft) w/gas BBQ hookup. Both the unit & the titled underground parking stall are conveniently located right next to the elevator - a rare combination for easy, safe entry. All this in a highly walkable area mins from U of A, Whyte Ave, caf  s, shopping, DT & the river valley. Whether you're a student looking for convenience, a professional wanting to be near work, or an investor seeking a turnkey rental in a high-demand area, this property checks all the boxes.

Built in 2008

### Essential Information

MLS® # E4450540

Price \$284,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 809                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 401 7907 109 Street |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 1C7             |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                            |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                     |
| Fireplaces        | Tile Surround                                                                                                                           |
| # of Stories      | 4                                                                                                                                       |
| Stories           | 1                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                       |

### Exterior

|          |                        |
|----------|------------------------|
| Exterior | Concrete, Brick, Stone |
|----------|------------------------|

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Concrete, Brick, Stone                                             |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 15         |
| Condo Fee      | \$708           |

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Listing information last updated on August 2nd, 2025 at 5:47pm MDT