

Courtesy Of Sam Killick and Jakie K Ng Of ARIVL

# \$239,997 - 105 9707 106 Street, Edmonton

MLS® #E4417250

**\$239,997**

2 Bedroom, 2.00 Bathroom, 837 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

INCREDIBLE VALUE UNDER \$250K IN DOWNTOWN YEG! THIS 2 BED 2 BATH HOME OFFERS THE PERFECT BLEND OF COMFORT & CONVENIENCE WITH IN-SUITE LAUNDRY, A/C, & A TANDEM UNDERGROUND PARKING STALL. Located in the pet-friendly RIVER VISTA, it's concrete construction & fantastic amenities, including a gym/social room, & rooftop patio offering panoramic views of the city skyline. Directly across from the Legislature Grounds, this prime location places you just steps away from all that Downtown living has to offer. You're within walking distance to restaurants, cafes, shops, & grocery stores, making day-to-day life a breeze. Plus, the LRT Government Centre stop is a 10-min stroll away, taking you to the U of A in 4min & offering access to other key areas of the city. Inside, the kitchen features granite countertops, a rare pantry for extra storage, & durable extra wide vinyl plank flooring. The primary bedroom boasting an ensuite bathroom. Do not miss out! Take a look today & get ready to move right in!

Built in 2006

## Essential Information

MLS® # E4417250  
Price \$239,997



#105, 9707 106 STREET NW  
RIVER VISTA  
DOWNTOWN, EDMONTON

FLOOR PLAN  
GROSS INTERNAL AREA  
FLOOR PLAN 77.2 m<sup>2</sup> (838 sq. ft.)  
EXCLUDED AREA: BALCONY 18.0 m<sup>2</sup> (195 sq. ft.)  
TOTAL: 95.2 m<sup>2</sup> (1033 sq. ft.)  
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Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	105 9707 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0B7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Security Door, See Remarks, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	2
Parking	Tandem, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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, Stucco
Exterior Features	Shopping Nearby, View City, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	88
Zoning	Zone 12
Condo Fee	\$661

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Listing information last updated on April 5th, 2025 at 3:02am MDT