

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

GROSS INTERNAL AREA
FLOOR PLAN: 77.2 m² (838 sq. ft.)
EXCLUDED AREA: BALCONY: 15.0 m² (160 sq. ft.)
TOTAL: 92.2 m² (998 sq. ft.)

| | |
|----------------|------------------------|
| 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 | 91 |
| Zoning | Zone 12 |
| Condo Fee | \$661 |

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Listing information last updated on April 8th, 2025 at 2:47pm MDT