

# \$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                   |
| Type           | 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, Secured Parking, Security Door, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                                                                                     |
| Parking        | Underground                                                                                                                           |

### 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 | 41              |
| 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 August 3rd, 2025 at 1:02am MDT