

## \$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	5
Zoning	Zone 12
Condo Fee	\$578

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