

## \$499,000 - 705 9720 106 Street, Edmonton

MLS® #E4450415

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,139 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Luxury living with breathtaking views of the Legislative Building & more. This stunning 2-bedroom, 2-bath condo w/ A/C offers an open-concept design features engineered hardwood floors throughout, granite countertops in the kitchen and bathrooms. The kitchen boasts a large island with a built-in microwave & stainless steel appliances. The cabinets have some pull out drawers & a wall pantry. The spacious living room includes a cozy fireplace and large windows that flood the space with natural light. This Condo is perfect for entertaining. The primary bedroom features a large walk-in closet and a luxurious 5-piece ensuite w/ dual sinks, a separate shower, and tub. The second bedroom also has a walk-in closet. Enjoy building amenities such as a gym, social room, & ample visitor parking. An underground heated parking stall adds convenience year-round. Located near the Legislative Grounds, pedway available to cross over. This condo offers both comfort and convenience.

Built in 2018

### Essential Information

MLS® # E4450415

Price \$499,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,139                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 705 9720 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0K8             |

### Amenities

|                |                                                                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Car Wash, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, HRV System |
| Parking Spaces | 1                                                                                                                                                                                                                |
| Parking        | Heated, Underground                                                                                                                                                                                              |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Heat Pump, Natural Gas                                                                |
| Fireplace         | Yes                                                                                   |
| Fireplaces        | Wall Mount                                                                            |
| # of Stories      | 27                                                                                    |
| Stories           | 1                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | None, No Basement                                                                     |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal, Stucco                                                                                                                        |
| Exterior Features | Back Lane, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane                                                                                                                                         |
| Construction      | Concrete, Brick, Metal, Stucco                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 12         |
| Condo Fee      | \$732           |

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Listing information last updated on August 26th, 2025 at 3:32am MDT