

\$280,000 - 403 9707 106 Street, Edmonton

MLS® #E4438816

\$280,000

2 Bedroom, 2.00 Bathroom, 1,027 sqft
Condo / Townhouse on 0.00 Acres

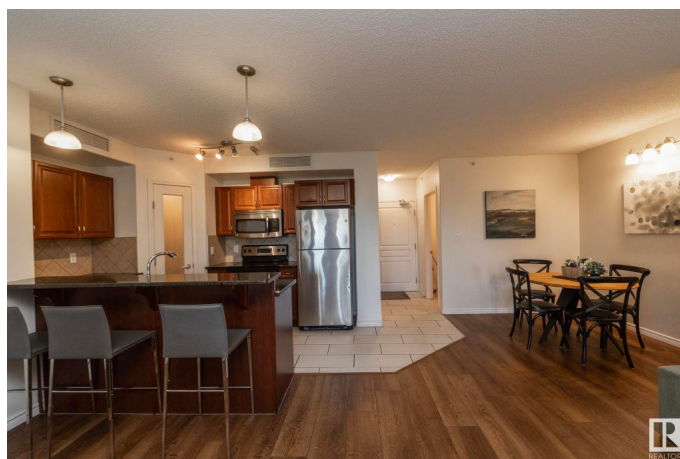
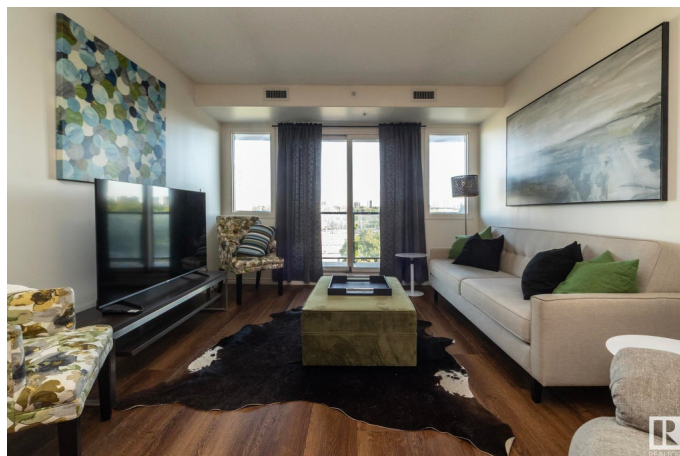
Downtown (Edmonton), Edmonton, AB

Welcome to River Vista™ where breathtaking scenery meets unbeatable urban convenience. Perfectly positioned along the edge of Edmonton's iconic river valley, this 1000+ sq ft unit offers direct access to downtown, Whyte Avenue, and miles of picturesque trails right outside your door. Inside, you'll love the open-concept layout featuring a peninsula kitchen with granite countertops, maple cabinets, and a corner pantry. The bright living area opens to a sunny south-facing balcony—a perfect perch for watching fireworks or soaking in the view. The king-sized primary suite includes custom California Closets and a full ensuite with a soaker tub and separate shower. A second bedroom, 4-piece bath, in-suite laundry, and bonus storage room add to the function and flow. Additional perks include: TITLED DOUBLE TANDEM PARKING STALL, CENTRAL A/C. Recent updates: new carpet, flooring, paint, washer/dryer, and hot water tank. You truly can have it all—location, lifestyle, and long-term value.

Built in 2006

Essential Information

MLS® #	E4438816
Price	\$280,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	403 9707 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0B7

Amenities

Amenities	Air Conditioner, Exercise Room, Intercom, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Heated, Tandem, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stucco
----------	------------------

Exterior Features	Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 28th, 2025
Days on Market	19
Zoning	Zone 12
Condo Fee	\$743

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 June 16th, 2025 at 7:47pm MDT