

## \$179,800 - 1204 9725 106 Street, Edmonton

MLS® #E4453666

**\$179,800**

2 Bedroom, 1.50 Bathroom, 979 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Stunning Sun Rise Views from this spacious & fully updated two bedroom, two bath hi rise condominium located in central Edmonton. This great home gives you a large living & dining room that offers commanding views of the River Valley to the east. The entire area also has new luxury vinyl plank flooring throughout. A brand new galley kitchen gives you four new appliances, quartz counters & gleaming white cabinets. The primary bedroom has a walk through closet with custom built ins & a convenient fully updated two piece bath, the bedroom also features brand new carpet. There is a well sized 2nd bedroom with new luxury vinyl plank flooring & located just off the two bedrooms is a bright new four piece bath. There is also a in suite laundry/storage room and there is one assigned secure parking stall with the home. The building provides a billiards room, gym, outdoor basketball & tennis/pickleball court, visitor parking, recycling and compost facilities. On site caretaker. Sorry this a no pet building.

Built in 1970

### Essential Information

MLS® # E4453666

Price \$179,800

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 979                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1204 9725 106 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1B5              |

### Amenities

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                                 |
| Parking        | Parkade, Single Indoor, Stall                                                                                                                                                     |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                |
| # of Stories      | 16                                                                    |
| Stories           | 1                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | None, No Basement                                                     |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Concrete                                                               |
| Exterior Features | Public Transportation, River Valley View, River View, Shopping Nearby, |

|              |                           |
|--------------|---------------------------|
|              | <a href="#">View City</a> |
| Roof         | Unknown                   |
| Construction | Concrete                  |
| Foundation   | Concrete Perimeter        |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Garneau, St. Catherine   |
| Middle     | Allendale, St. Catherine |
| High       | Victoria, St. Joseph     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$701             |

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 20th, 2025 at 5:32am MDT