

Courtesy Of Steve W Leddy Of RE/MAX Elite

## \$199,900 - 206 9707 106 Street, Edmonton

MLS® #E4421549

**\$199,900**

2 Bedroom, 1.00 Bathroom, 641 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Beautiful 2nd floor CORNER unit in 18+ RIVER VISTA! This upgraded 2 bed/1 bath is perfect and waiting for YOU, w/its CENTRAL location conveniently located steps from the Legislature grounds, RIVER VALLEY, PARKS/TRAILS + quick ACCESS to the DOWNTOWN core and UofA campus. Step inside and you're sure to appreciate the well cared for HARDWOOD flooring that spans the main living areas of the unit, making cleaning a breeze. Kitchen boasts SS appliances, corner pantry, eat-in bar, loads of cabinetry and more!! Living room is bright and open with easy access to bedroom/office/hobby room, ideal for rentals. Large windows and balcony are sure to impress and offer loads of NATURAL light + gas hookup and furnace/storage room! Master is great size with his/hers closets and close to 4 pc main bath. Central A/C, in-suite LAUNDRY, TITLED UNDERGROUND parking, ROOFTOP patio, penthouse FITNESS ROOM, and indoor & outdoor visitor parking. One look and you'll be hooked, a true MUST see in person! See it today

Built in 2006

### Essential Information

MLS® # E4421549

Price \$199,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	641
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	206 9707 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0B7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Insulated, Stall, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Brick, Stucco
Exterior Features	Back Lane, Golf Nearby, Public Transportation, Shopping Nearby,

	Sloping Lot
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	76
Zoning	Zone 12
Condo Fee	\$466

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 May 1st, 2025 at 12:03pm MDT