# \$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 & T

Construction Concrete, Brick, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed February 14th, 2025

Days on Market 50

Zoning Zone 12

Condo Fee \$466

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