

## \$239,990 - 804 9707 105 Street, Edmonton

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MLS® #E4407911

**\$239,990**

2 Bedroom, 2.00 Bathroom, 1,220 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

It's all about the view, it is an absolutely breathtaking and beautiful view of the river valley. The balcony offers clear views of the Muttart, Telus Field and beyond. Now for this charming home; over 1200 sq.ft. of modern décor, great open floor plan with plenty of room to entertain, hardwood floor, gas fireplace, large primary bedroom with 5-piece ensuite, spacious secondary bedroom, additional 3-piece bathroom, in-suite storage and laundry. For your enjoyment a large fitness room with an assortment of machines both cardio and free weights. No need to scrape snow in the winter with a titled, heated underground parking stall. This location offers convenient access to all amenities around the downtown core, River Valley, Parks, Trails, and U of A. We all have been told to not judge a book by it's cover, well here is proof as once you enter you will be delighted. Come for the view, love the space, and enjoy the location!

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4407911  |
| Price      | \$239,990 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,220                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 804 9707 105 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2Y4             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Exercise Room, Parking-Visitor, Secured Parking, Security Door |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| # of Stories      | 13  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco   |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, River Valley View, Schools, Shopping Nearby, View City |

|              |                         |
|--------------|-------------------------|
| Roof         | Metal                   |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2024 |
| Days on Market | 216                  |
| Zoning         | Zone 12              |
| Condo Fee      | \$777                |



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Listing information last updated on April 29th, 2025 at 7:17am MDT