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

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 dA©cor, great open floor plan with plently 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

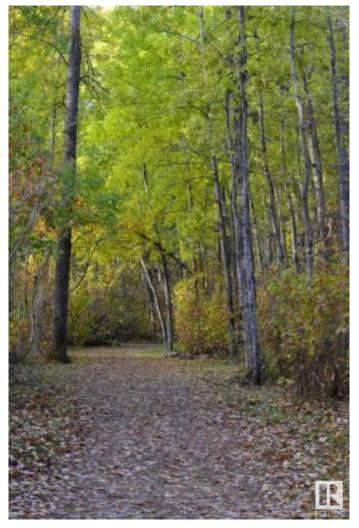
# **Additional Information**

Date Listed September 25th, 2024

Days on Market 265

Zoning Zone 12

Condo Fee \$777



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 17th, 2025 at 3:02am MDT