

## \$99,900 - 1109 9730 106 Street, Edmonton

MLS® #E4422205

**\$99,900**

1 Bedroom, 1.00 Bathroom, 454 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

### LOCATION, LOCATION, LOCATION!!

Welcome to this one-bedroom unit in The Residence WITH A GREAT VIEW OF THE LEGISLATURE in the heart of downtown and all it has to offer. The unit features an open floor plan with hardwood floors throughout the kitchen, living and dining room, and a 4-pc bath with in-suite laundry. Reasonable condo fees include heat, water and power. Concrete building, with 24-hour surveillance, digital key fob access and an on-site resident manager with an office in the lobby entrance. Close to all downtown amenities, restaurants, shopping, public transportation, schools, MacEwan, U of A, Rogers Place, Royal Alex, Remax field (for the baseball enthusiast), walking distance to our beautiful River valley, and a 5 min walk to the LRT. Ideal for a first-time buyer; why pay rent at this price? Or purchase as an investment property; easy to rent with an option to join the rental pool if desired. Assigned parking through the Management Company. Welcome Home!!

Built in 1966

### Essential Information

MLS® #	E4422205
Price	\$99,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	454
Acres	0.00
Year Built	1966
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1109 9730 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B7

### **Amenities**

Amenities	Security Door, Rental Pool Option
Parking	Parkade

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	11
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Golf Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 20th, 2025
Days on Market	166
Zoning	Zone 12
Condo Fee	\$539

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