

\$179,800 - 1204 9725 106 Street, Edmonton

MLS® #E4453666

\$179,800

2 Bedroom, 1.50 Bathroom, 979 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Stunning Sun Rise Views from this spacious & fully updated two bedroom, two bath hi rise condominium located in central Edmonton. This great home gives you a large living & dining room that offers commanding views of the River Valley to the east. The entire area also has new luxury vinyl plank flooring throughout. A brand new galley kitchen gives you four new appliances, quartz counters & gleaming white cabinets. The primary bedroom has a walk through closet with custom built ins & a convenient fully updated two piece bath, the bedroom also features brand new carpet. There is a well sized 2nd bedroom with new luxury vinyl plank flooring & located just off the two bedrooms is a bright new four piece bath. There is also a in suite laundry/storage room and there is one assigned secure parking stall with the home. The building provides a billiards room, gym, outdoor basketball & tennis/pickleball court, visitor parking, recycling and compost facilities. On site caretaker. Sorry this a no pet building.

Built in 1970

Essential Information

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Price \$179,800

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	979
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1204 9725 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B5

Amenities

Amenities	Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite, Rooftop Deck/Patio
Parking Spaces	1
Parking	Parkade, Single Indoor, Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete
Exterior Features	Public Transportation, River Valley View, River View, Shopping Nearby,

	View City
Roof	Unknown
Construction	Concrete
Foundation	Concrete Perimeter

School Information

Elementary	Garneau, St. Catherine
Middle	Allendale, St. Catherine
High	Victoria, St. Joseph

Additional Information

Date Listed	August 19th, 2025
Days on Market	9
Zoning	Zone 12
Condo Fee	\$701

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Listing information last updated on August 28th, 2025 at 2:02am MDT