

## \$236,900 - 402 9707 105 Street, Edmonton

MLS® #E4433646

**\$236,900**

2 Bedroom, 1.50 Bathroom, 1,116 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Are you an INVESTOR searching for a TURNKEY property completely outfitted? Looking to buy for kids going to UNIVERSITY? Wanting to live in the HEART of the CITY? You'll LOVE this prime downtown location with unbeatable access to the LRT—just minutes to the University of Alberta, LEGISLATURE, & RIVER VALLEY! This updated 1,115 sqft west-facing 2 bed, 2 bath condo offers excellent rental potential & long-term value. The spacious open-concept layout is bright & airy, with modern finishings (included!!), in-suite laundry, & ample living space. The oversized primary bedroom includes a 5pc ensuite, walk-in closet, & extra room for an office or seating area. Enjoy sunsets on the west-facing balcony with views of the river valley. Quiet concrete construction means peace & privacy for tenants. Plus, there's a fitness room & titled underground parking for added appeal. Whether you're adding to your portfolio or seeking a low-maintenance property in a high-demand area, this condo delivers. Don't miss out!!

Built in 2003

### Essential Information

MLS® #	E4433646
Price	\$236,900



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	402 9707 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y4

### **Amenities**

Amenities	Exercise Room, Parking-Visitor, Security Door
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, 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, Public Transportation,

	Shopping Nearby
Roof	Metal
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	49
Zoning	Zone 12
Condo Fee	\$719

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 19th, 2025 at 9:48am MDT