

## \$280,000 - 403 9707 106 Street, Edmonton

MLS® #E4438816

**\$280,000**

2 Bedroom, 2.00 Bathroom, 1,027 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to River Vista™ where breathtaking scenery meets unbeatable urban convenience. Perfectly positioned along the edge of Edmonton's iconic river valley, this 1000+ sq ft unit offers direct access to downtown, Whyte Avenue, and miles of picturesque trails right outside your door. Inside, you'll love the open-concept layout featuring a peninsula kitchen with granite countertops, maple cabinets, and a corner pantry. The bright living area opens to a sunny south-facing balcony—a perfect perch for watching fireworks or soaking in the view. The king-sized primary suite includes custom California Closets and a full ensuite with a soaker tub and separate shower. A second bedroom, 4-piece bath, in-suite laundry, and bonus storage room add to the function and flow. Additional perks include: TITLED DOUBLE TANDEM PARKING STALL, CENTRAL A/C. Recent updates: new carpet, flooring, paint, washer/dryer, and hot water tank. You truly can have it all—location, lifestyle, and long-term value.

Built in 2006

### Essential Information

MLS® #	E4438816
Price	\$280,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 9707 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0B7

### Amenities

Amenities	Air Conditioner, Exercise Room, Intercom, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Heated, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
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Exterior Features	Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	20
Zoning	Zone 12
Condo Fee	\$743

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Listing information last updated on June 17th, 2025 at 4:32pm MDT