

## \$144,900 - 1403 9725 106 Street, Edmonton

MLS® #E4440076

**\$144,900**

1 Bedroom, 1.00 Bathroom, 758 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to your private urban retreat perched above one of the city's most picturesque natural landscapes. This beautifully maintained 1-bedroom, 1-bathroom condo offers the perfect blend of modern comfort, serene surroundings, and unbeatable location. Step inside and be greeted by a living space featuring large windows that flood the unit with natural light and frame panoramic views of the river valley. This home offers a spacious family room and dining room along with a galley kitchen that feels way more spacious than the square footage would suggest. The bedroom is generously sized, offering plenty of room for a king-sized bed. Step outside onto your private balcony, where you can sip your coffee taking in the sweeping views of lush greenery. It's a peaceful oasis in the heart of the city. Includes laundry room on each floor and underground parking along with a fitness room, sauna, billiards and rooftop basketball and tennis courts. Don't miss this opportunity to live your best maintenance free life!

Built in 1970

### Essential Information

MLS® # E4440076

Price \$144,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	758
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1403 9725 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B5

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Public Transportation, River Valley View
Roof	Flat

Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 12
Condo Fee	\$546

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