

## \$259,000 - 802 9707 105 Street, Edmonton

MLS® #E4449848

**\$259,000**

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Condo / Townhouse on 0.00 Acres

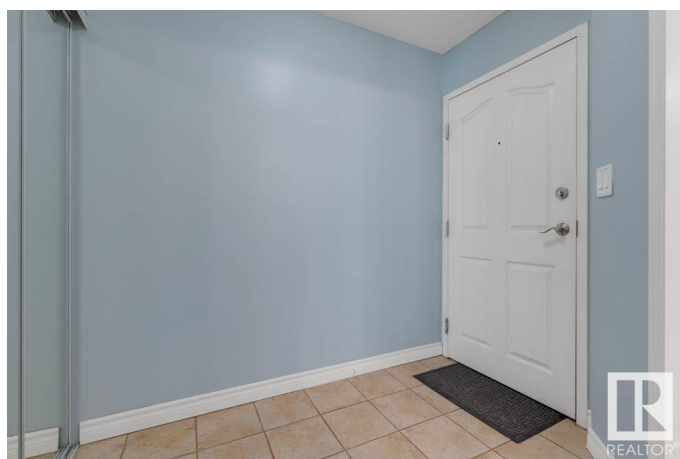
Downtown (Edmonton), Edmonton, AB

Breathtaking south-facing river valley views over the Legislature grounds and Walterdale Bridge define this 2 bed, 2 bath corner condo in a quiet, pet-friendly concrete building in downtown Edmonton. Perfect for investors, university students, or professionals, this freshly painted 1117 sqft unit radiates a fresh vibe with bright colors and natural light streaming through large picture windows. The open concept living room, with a corner gas fireplace, opens to a west-facing patio. Features include a galley-style kitchen with updated white cabinets, an extra-large primary suite with two closets (one extra-large walk-in) and 5-piece ensuite, a second bedroom with a large closet, in-suite laundry, and ample storage. Enjoy a building workout room, ample visitor parking, and a prime location steps from LRT, parks, trails, and downtown attractions. Includes underground titled parking, with another spot available for rent. This view-centric urban gem is a must-see.

Built in 2003

### Essential Information

MLS® #	E4449848
Price	\$259,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,111
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	802 9707 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y4

### Amenities

Amenities	Detectors Smoke, Exercise Room, No Smoking Home, Secured Parking, See Remarks
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Shopping Nearby, View Downtown,

	See Remarks
Roof	Metal
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 12
Condo Fee	\$708

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Listing information last updated on July 27th, 2025 at 7:47am MDT