

## \$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

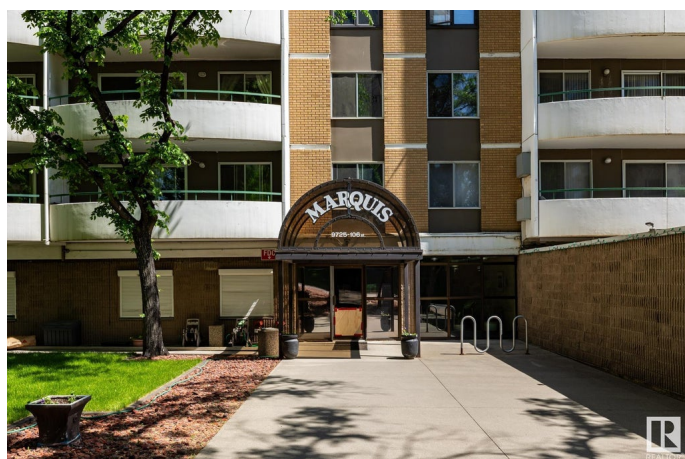
Welcome to your private urban retreat perched above one of the city's most picturesque natural landscapes. This beautifully maintained 1-bedroom, 1-bathroom condo offers the perfect blend of modern comfort, serene surroundings, and unbeatable location. Step inside and be greeted by a living space featuring 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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Listing information last updated on June 16th, 2025 at 8:17pm MDT