

## \$244,888 - 404 9707 105 Street, Edmonton

MLS® #E4430354

**\$244,888**

2 Bedroom, 2.00 Bathroom, 1,217 sqft

Condo / Townhouse on 0.00 Acres

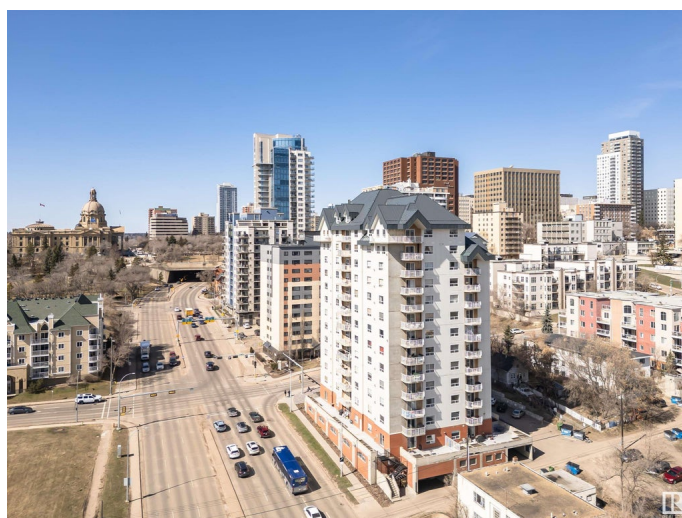
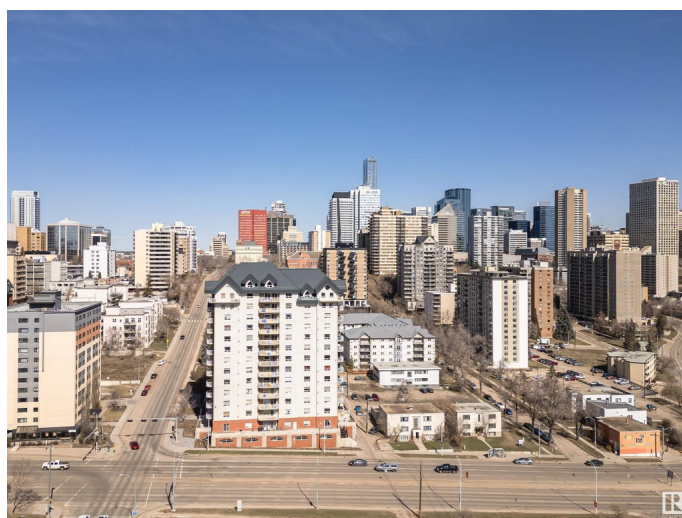
Downtown (Edmonton), Edmonton, AB

Experience the best of downtown living in this bright and spacious 2-bedroom, 2-bath condo offering over 1,200 sq ft of thoughtfully designed space. The open-concept layout features a functional kitchen with stainless steel appliances, generous storage, and a seamless flow into the living and dining areas—perfect for both everyday living and entertaining. A private balcony off the dining room showcases stunning views of the Muttart Conservatory and the river valley, creating a serene escape in the heart of the city. Just steps from top restaurants, cozy cafes, the Entertainment District, and more, this home also includes access to a well-equipped exercise room and a heated underground parking stall located directly across from the elevator for maximum convenience. This is downtown living at its finest—stylish, spacious, and perfectly situated.

Built in 2003

### Essential Information

MLS® #	E4430354
Price	\$244,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,217



Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	404 9707 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y4

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking	Underground

### Interior

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

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Metal
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	23
Zoning	Zone 12
Condo Fee	\$777

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Listing information last updated on May 4th, 2025 at 10:32am MDT