

## \$235,000 - 305 7907 109 Street, Edmonton

MLS® #E4435678

**\$235,000**

2 Bedroom, 2.00 Bathroom, 899 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Premium Living in the Heart of Strathcona – Welcome to University Properties Discover the charm of upscale urban living at University Properties. This stunning 2-bedroom, 2-bathroom condo offers timeless elegance with its classic brick exterior and decorative wrought iron balconies. Inside, you’ll find soaring 9-foot ceilings, stainless steel appliances, luxurious granite countertops, and a stylish blend of hardwood and ceramic tile flooring. Enjoy year-round comfort with central air conditioning and entertain effortlessly with a BBQ gas outlet on your private balcony. Built with solid concrete and steel construction, this home offers both peace of mind and superior sound insulation. Ideally located, University Properties puts you close to everything. The University of Alberta and University Hospital are just minutes away, with quick access to downtown Edmonton via 109 Street. Step outside to explore the scenic river valley trail system or stroll to the vibrant shops, cafes, and restaurants.

Built in 2008

### Essential Information

MLS® # E4435678

Price \$235,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	899
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 7907 109 Street
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1C7

### **Amenities**

Amenities	Air Conditioner, Parking-Extra, Storage-In-Suite
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Stone
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Unknown
Construction	Concrete, Brick, Stone
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneua School
Middle	McKernan School
High	Strathcona School

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	9
Zoning	Zone 15
Condo Fee	\$822

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