# \$99,900 - 1109 9730 106 Street, Edmonton

MLS® #E4422205

#### \$99.900

1 Bedroom, 1.00 Bathroom, 454 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

LOCATION, LOCATION!! Welcome to this one-bedroom unit in The Residence WITH A GREAT VIEW OF THE LEGISLATURE in the heart of downtown and all it has to offer. The unit features an open floor plan with hardwood floors throughout the kitchen, living and dining room, and a 4-pc bath with in-suite laundry. Reasonable condo fees include heat, water and power. Concrete building, with 24-hour surveillance, digital key fob access and an on-site resident manager with an office in the lobby entrance. Close to all downtown amenities, restaurants, shopping, public transportation, schools, MacEwan, U of A, Rogers Place, Royal Alex, Remax field (for the baseball enthusiast), walking distance to our beautiful River valley, and a 5 min walk to the LRT. Ideal for a first-time buyer; why pay rent at this price? Or purchase as an investment property; easy to rent with an option to join the rental pool if desired. Assigned parking through the Management Company. Welcome Home!!

Built in 1966

#### **Essential Information**

MLS® # E4422205 Price \$99,900

Bedrooms 1







Bathrooms 1.00

Full Baths 1

Square Footage 454

Acres 0.00 Year Built 1966

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

## **Community Information**

Address 1109 9730 106 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1B7

### **Amenities**

Amenities Security Door, Rental Pool Option

Parking Parkade

#### Interior

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings

Heating Baseboard, Natural Gas

# of Stories 11
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete

Exterior Features Golf Nearby, Park/Reserve, Public Transportation, Schools, Shopping

Nearby

Roof Tar & amp; Gravel

Construction Concrete

Foundation Concrete Perimeter

## **Additional Information**

Date Listed February 20th, 2025

Days on Market 238

Zoning Zone 12

Condo Fee \$539

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