

## \$499,900 - 1201 9707 105 Street, Edmonton

MLS® #E4423879

**\$499,900**

3 Bedroom, 3.00 Bathroom, 2,262 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Incredible value rare 3 bedrooms, 3 full baths, 2 underground parking stalls gorgeous condo. The apartment occupies the entire east side of the building, it offers a triple aspect. The view is a wide expanse of the river valley, the new Walterdale bridge, ball park and also the legislature grounds in this centrally located sub-penthouse condo in Peregrine Point! Luxurious space features a chef's gourmet kitchen with loads of cabinets, walk-in pantry, large island & overlooks the dining & south-facing living room with a gas f/p. The 3 large bedrooms are spacious & two offer their own ensuite & walk-in closet! Upgrades include hardwood flooring through the living room & owner's suite, granite countertops in the kitchen & all bathrooms, A/C in living room & bedrooms, in-suite laundry, in-suite storage room, two underground parking stalls. This complex also offers an exercise room, scenic balcony. Currently leased until January 31st 2025 at \$2,750 per month.

Built in 2003

### Essential Information

MLS® #	E4423879
Price	\$499,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	2,262
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1201 9707 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y4

### Amenities

Amenities	Deck, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	2
Parking	Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	13
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Back Lane, Public Transportation, River Valley View, Shopping Nearby

Roof	Metal
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	106
Zoning	Zone 12
Condo Fee	\$1,354

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