

# \$109,900 - 1109 9730 106 Street, Edmonton

MLS® #E4422205

**\$109,900**

1 Bedroom, 1.00 Bathroom, 454 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

## LOCATION, 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    | \$109,900 |
| 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 & Gravel   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 59                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$539               |

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Listing information last updated on April 20th, 2025 at 3:02am MDT