

\$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	47
Zoning	Zone 12
Condo Fee	\$1,354

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Listing information last updated on April 19th, 2025 at 1:02pm MDT