# \$239,990 - 804 9707 105 Street, Edmonton

MLS® #E4407911

#### \$239,990

2 Bedroom, 2.00 Bathroom, 1,220 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Itâ€<sup>™</sup>s all about the view, it is an absolutely breathtaking and beautiful view of the river valley. The balcony offers clear views of the Muttart, Telus Field and beyond. Now for this charming home; over 1200 sq.ft. of modern dA©cor, great open floor plan with plently of room to entertain, hardwood floor, gas fireplace, large primary bedroom with 5-piece ensuite, spacious secondary bedroom, additional 3-piece bathroom, in-suite storage and laundry. For your enjoyment a large fitness room with an assortment of machines both cardio and free weights. No need to scrape snow in the winter with a titled, heated underground parking stall. This location offers convenient access to all amenities around the downtown core, River Valley, Parks, Trails, and U of A. We all have been told to not judge a book by it's cover, well here is proof as once you enter you will be delighted. Come for the view, love the space, and enjoy the location!



Built in 2003

#### **Essential Information**

MLS® #	E4407911
Price	\$239,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,220
Acres	0.00
Year Built	2003
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	804 9707 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y4

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Parking-Visitor, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings			
Heating	Baseboard, Hot Water, Natural Gas			
Fireplace	Yes			
Fireplaces	Corner			
# of Stories	13			
Stories	1			
Has Basement	Yes			
Basement	None, No Basement			

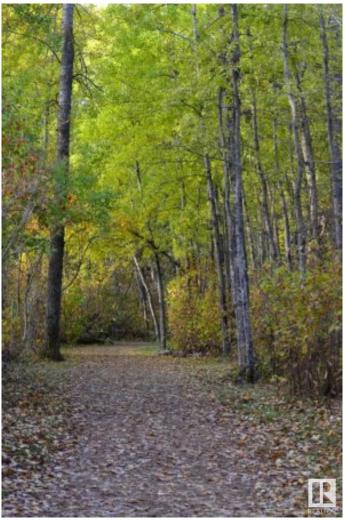
### Exterior

Exterior	Concr	ete, Bri	ck, Sti	occo					
Exterior Features				•		Nearby,	River	Valley	View,
	Schools, Shopping Nearby, View City								

Roof	Metal
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

September 25th, 2024
215
Zone 12
5777



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