

## \$119,900 - 1101 9725 106 Street, Edmonton

MLS® #E4451226

**\$119,900**

1 Bedroom, 1.00 Bathroom, 719 sqft

Condo / Townhouse on 0.00 Acres

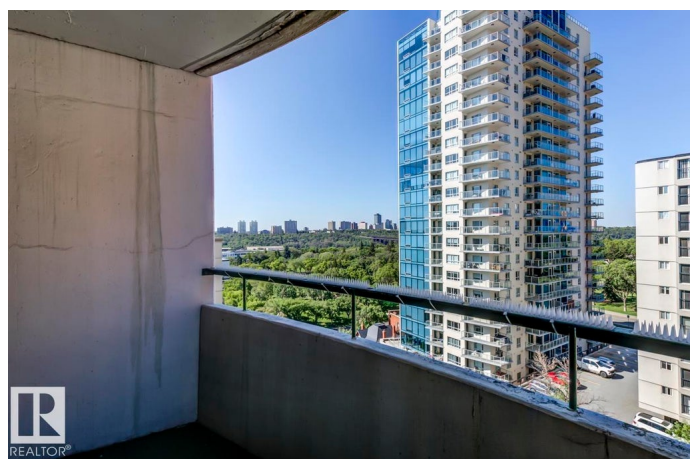
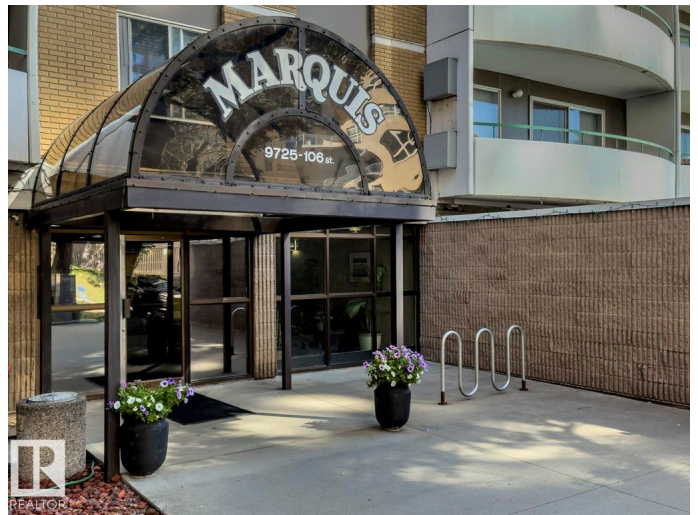
Downtown (Edmonton), Edmonton, AB

Spacious 1 bedroom, 1 bathroom condo with west-facing river valley views, maintenance-free living in the heart of downtown. Featuring new laminate flooring, an updated bathroom, and tons of storage, this bright unit offers unbeatable value with low condo fees that include heat, water, and electricity. Enjoy morning coffee or river views from your west facing private balcony, then head out for a walk—you're just steps from Edmonton's river valley trails, LRT, shops, and dining. The Marquis is a secure, concrete high-rise with fantastic amenities: fitness centre, sauna, billiards room, rooftop tennis and basketball courts, and laundry on every floor. Underground parking is included, and the building is professionally managed for peace of mind. Whether you're a first-time buyer, investor, or looking for downtown convenience without the downtown price tag, this is your chance to live smart and simply.

Built in 1970

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451226  |
| Price      | \$119,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 719                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1101 9725 106 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1B5              |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Exercise Room, Intercom, Parking-Visitor, Patio, Sauna; Swirlpool; Steam, Storage-In-Suite, Tennis Courts |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Underground                                                                                                                  |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                              |
| # of Stories | 16                                                                                  |
| Stories      | 1                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | None, No Basement                                                                   |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Composition                                                                                       |
| Exterior Features | Golf Nearby, Park/Reserve, Public Transportation, River Valley View, River View, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                                                                |
| Construction      | Concrete, Composition                                                                                       |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 82               |
| Zoning         | Zone 12          |
| Condo Fee      | \$521            |

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Listing information last updated on October 26th, 2025 at 9:32am MDT