

## \$259,000 - 802 9707 105 Street, Edmonton

MLS® #E4449848

**\$259,000**

2 Bedroom, 2.00 Bathroom, 1,111 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Breathtaking south-facing river valley views over the Legislature grounds and Walterdale Bridge define this 2 bed, 2 bath corner condo in a quiet, pet-friendly concrete building in downtown Edmonton. Perfect for investors, university students, or professionals, this freshly painted 1117 sqft unit radiates a fresh vibe with bright colors and natural light streaming through large picture windows. The open concept living room, with a corner gas fireplace, opens to a west-facing patio. Features include a galley-style kitchen with updated white cabinets, an extra-large primary suite with two closets (one extra-large walk-in) and 5-piece ensuite, a second bedroom with a large closet, in-suite laundry, and ample storage. Enjoy a building workout room, easy access and plenty of visitor parking, and a prime location steps from LRT, parks, trails, and downtown attractions. Includes underground titled parking, with another spot available for rent. This urban gem is a must-see.

Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449848  |
| Price    | \$259,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,111                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 802 9707 105 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2Y4             |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, No Smoking Home, Secured Parking, See Remarks |
| Parking   | Heated, Underground                                                           |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                             |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public |

Transportation, River Valley View, Shopping Nearby, View Downtown,  
See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Metal              |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 12         |
| Condo Fee      | \$708           |

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Listing information last updated on September 7th, 2025 at 6:17am MDT