# \$174,900 - 1001 9725 106 Street, Edmonton

MLS® #E4432656

#### \$174,900

2 Bedroom, 1.50 Bathroom, 958 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to the Marquis downtown! This 2 bedroom 1.5 bath, 958sq ft stylish condo has all the features and is in a phenomenal location. This property provides an incredible opportunity to break into the market at an affordable cost! It is perfect for investors, students, professionals and people who love to mix the urban lifestyle with easy access to the trails of the river valley right down the road! The layout offers an abundance of natural light and a spacious living area. The kitchen, with recent renovations and added cupboard space is perfect for entertaining and hosting. The master bedroom is inviting, warm and includes a recently renovated 2 pc ensuite. Bonus features include in suite-laundry and recently upgraded windows. The balcony provides a fantastic view to the south west and is within walking distance to all the trails and green space you could ask for! Amenities include electricity, heat and access to tennis courts, sauna, and a fitness room.



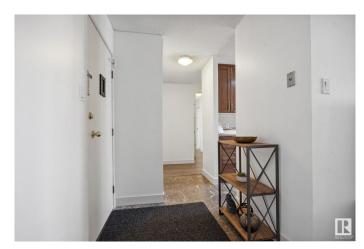
## **Essential Information**

MLS® # E4432656 Price \$174,900

Bedrooms 2
Bathrooms 1.50







Full Baths 1
Half Baths 1

Square Footage 958 Acres 0.00

Year Built 1970

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

## **Community Information**

Address 1001 9725 106 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1B5

#### **Amenities**

Amenities Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor,

Racquet Courts, Secured Parking

Parking Parkade

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Hot Water, Natural Gas

# of Stories 16
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete

Exterior Features Golf Nearby, Public Transportation, River Valley View, Shopping Nearby,

View City

Roof Tar & T

Construction Concrete

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 25

Zoning Zone 12

Condo Fee \$681

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