

## \$255,000 - 407 9725 106 Street, Edmonton

MLS® #E4461261

**\$255,000**

3 Bedroom, 2.00 Bathroom, 1,231 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Want to live in heart of Edmonton downtown. This condo is located at the edge of Edmonton Downtown. This condo comes with over 1200 sqft of living space. This well MAINTAINED 3 BEDROOMS & 2 FULL BATHROOMS, 2 BALCONIES, condo is perfect for first time buyers, professionals, students, investors, or those wishing to embrace the culture & energy of Edmonton downtown, Location is ideal, with LRT access to UOA & Grant MacEwan, bus routes, various amenities, fine dining, offices & groceries all within close walking distance

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461261               |
| Price          | \$255,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,231                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 407 9725 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1B5             |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | See Remarks                 |
| Parking   | Parkade, Stall, Underground |

### Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                 |
| # of Stories | 16                                                                                                |
| Stories      | 1                                                                                                 |
| Has Basement | Yes                                                                                               |
| Basement     | None, No Basement                                                                                 |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Concrete                                              |
| Exterior Features | Public Transportation, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                          |
| Construction      | Concrete                                              |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 12           |
| Condo Fee      | \$880             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 5:32pm MST