

## \$499,900 - 1201 9707 105 Street, Edmonton

MLS® #E4423879

**\$499,900**

3 Bedroom, 3.00 Bathroom, 2,262 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Incredible value rare 3 bedrooms, 3 full baths, 2 underground parking stalls gorgeous condo. The apartment occupies the entire east side of the building, it offers a triple aspect. The view is a wide expanse of the river valley, the new Walterdale bridge, ball park and also the legislature grounds in this centrally located sub-penthouse condo in Peregrine Point! Luxurious space features a chef's gourmet kitchen with loads of cabinets, walk-in pantry, large island & overlooks the dining & south-facing living room with a gas f/p. The 3 large bedrooms are spacious & two offer their own ensuite & walk-in closet! Upgrades include hardwood flooring through the living room & owner's suite, granite countertops in the kitchen & all bathrooms, A/C in living room & bedrooms, in-suite laundry, in-suite storage room, two underground parking stalls. This complex also offers an exercise room, scenic balcony. Currently leased until January 31st 2025 at \$2,750 per month.

Built in 2003

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4423879  |
| Price     | \$499,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,262                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1201 9707 105 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y4              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 2  |
| Parking        | Underground, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| # of Stories      | 13   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Back Lane, Public Transportation, River Valley View, Shopping Nearby |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,354         |

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Listing information last updated on April 20th, 2025 at 10:02pm MDT