

# \$154,990 - 1603 9725 106 Street, Edmonton

MLS® #E4438051

## \$154,990

1 Bedroom, 1.00 Bathroom, 764 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Sky-high views and unbeatable value! Perched on the top floor, this bright corner unit offers sweeping views of Edmonton’s river valley and downtown skyline. Whether it's your morning coffee or an evening wind-down, the massive balcony gives you a front-row seat. Inside, the spacious layout has been tastefully upgraded over the years, featuring a large living area that can easily be split into two zones, a full dining space, and a clean, stylish kitchen with white cabinetry and a newer fridge. The bedroom is tucked away for privacy, and the 4-piece bathroom is both functional and fresh. Enjoy quick possession, plus a long list of building amenities: tennis court, basketball hoop, hockey net, exercise room, billiards lounge, sauna, and one energized parkade stall. And the cherry on top? Condo fees cover all utilities including power, making downtown living that much more affordable.

Built in 1970

### Essential Information

MLS® #	E4438051
Price	\$154,990
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	764
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1603 9725 106 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1B5

### **Amenities**

Amenities	Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Rooftop Deck/Patio
Parking	Parkade

### **Interior**

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Shopping Nearby
Roof	Flat
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 23rd, 2025  
Days on Market 14  
Zoning Zone 12  
Condo Fee \$546



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