# \$159,990 - 1603 9725 106 Street, Edmonton

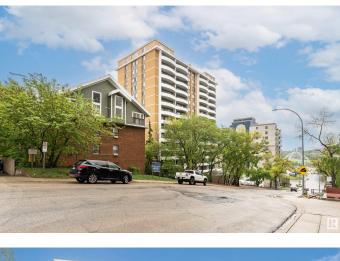
MLS® #E4438051

#### \$159,990

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	\$159,990
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	764
Acres	0.00
Year Built	1970
Туре	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 Roc	m, Recreation	Room/Centre,	Sauna;	Swirlpool;	Steam,
	Rooftop Deck/Patio					
Parking	Parkade					

#### Interior

Appliances	Dishwasher-Built-In,	Euro	Washer/Dryer	Combo,	Refrigerator,
	Stove-Electric, Window	v Coveri	ngs		
Heating	Baseboard, Natural Ga	as			
# 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	10
Zoning	Zone 12
Condo Fee	\$546



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Listing information last updated on June 2nd, 2025 at 2:17am MDT