

# \$160,000 - 1403 9725 106 Street, Edmonton

MLS® #E4461226

**\$160,000**

1 Bedroom, 1.00 Bathroom, 762 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Perched high above the river valley, this renovated 1-bedroom condo blends modern style with spectacular views. The kitchen has been redesigned with updated cabinetry and modern details, while the bathroom is fully redone with a sleek, contemporary look. Luxury vinyl plank flooring flows throughout, creating a seamless and inviting feel. Expansive new windows and patio doors frame panoramic river valley views, filling the home with natural light. The open living and dining area is bright and welcoming, and the spacious bedroom easily fits a king-sized bed. Step onto the private balcony to take in breathtaking scenery—perfect for morning coffee or quiet evenings. This well-managed building offers excellent amenities, including a fitness room, games room, and rooftop basketball and tennis courts, plus secure underground parking. A stylish retreat in the heart of downtown with scenery that is hard to match.

Built in 1970

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461226  |
| Price     | \$160,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 762                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1403 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, Secured Parking, Tennis Courts |
| Parking Spaces | 1                                                                                               |
| Parking        | Heated, Parkade, Underground                                                                    |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Water                                                           |
| # of Stories | 16                                                                         |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                                    |
| Exterior Features | Golf Nearby, Hillside, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                               |
| Construction      | Concrete, Brick, Stucco                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 7th, 2025  
Days on Market                24  
Zoning                              Zone 12  
Condo Fee                        \$546

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