

**\$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 25  
Zoning Zone 12  
Condo Fee \$546



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