

# **\$174,900 - 1001 9725 106 Street, Edmonton**

MLS® #E4432656

**\$174,900**

2 Bedroom, 1.50 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to the Marquis downtown! This 2 bedroom 1.5 bath, 958sq ft stylish condo has all the features and is in a phenomenal location. This property provides an incredible opportunity to break into the market at an affordable cost! It is perfect for investors, students, professionals and people who love to mix the urban lifestyle with easy access to the trails of the river valley right down the road! The layout offers an abundance of natural light and a spacious living area. The kitchen, with recent renovations and added cupboard space is perfect for entertaining and hosting. The master bedroom is inviting, warm and includes a recently renovated 2 pc ensuite. Bonus features include in suite-laundry and recently upgraded windows. The balcony provides a fantastic view to the south west and is within walking distance to all the trails and green space you could ask for! Amenities include electricity, heat and access to tennis courts, sauna, and a fitness room.

Built in 1970

## **Essential Information**

MLS® #	E4432656
Price	\$174,900
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	958
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1001 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, Racquet Courts, Secured Parking
Parking	Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Golf Nearby, Public Transportation, River Valley View, Shopping Nearby, View City
Roof	Tar & Gravel

Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$681

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Listing information last updated on April 27th, 2025 at 1:32am MDT