

## \$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, 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 | 10               |
| Zoning         | Zone 12          |
| Condo Fee      | \$681            |

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Listing information last updated on May 3rd, 2025 at 10:02pm MDT