

# \$284,900 - 401 7907 109 Street, Edmonton

MLS® #E4450540

**\$284,900**

2 Bedroom, 2.00 Bathroom, 809 sqft  
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to University Properties! A premium concrete & steel building known for its top-notch construction, soundproofing & unbeatable location. This TOP FLOOR 2 bed/2 bath unit offers 9'™ ceilings, A/C, Low-E windows & thoughtful bdrm separation - perfect for shared living. Both bdrms boast walk-in closets & the spacious primary offers a 3pc ensuite. The main area incl's an upgraded chef's kitchen w/ S/S appliances, granite counters, tile backsplash & modern cabinetry. Enjoy the warmth of the cozy gas FP or entertain on the huge private balcony (258 sq.ft) w/gas BBQ hookup. Both the unit & the titled underground parking stall are conveniently located right next to the elevator - a rare combination for easy, safe entry. All this in a highly walkable area mins from U of A, Whyte Ave, cafés, shopping, DT & the river valley. Whether you're a student looking for convenience, a professional wanting to be near work, or an investor seeking a turnkey rental in a high-demand area, this property checks all the boxes.

Built in 2008

## Essential Information

MLS® #	E4450540
Price	\$284,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	401 7907 109 Street
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1C7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Stone
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Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Brick, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	17
Zoning	Zone 15
Condo Fee	\$708

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Listing information last updated on August 17th, 2025 at 5:17pm MDT