

## \$279,900 - 104 9707 105 Street, Edmonton

MLS® #E4460772

### \$279,900

2 Bedroom, 2.00 Bathroom, 1,292 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Also for sale 280K Stop right here and have a look. Formerly the projects show suite. A unique and very special property. 1220 sq ft 2 bedroom with 10' ceilings. Substantial upgrades including wide crown molding and 8" baseboards throughout. Chosen by the owner Trevor Dunn ( original project realtor ) during construction as the best unit in the building. The only unit in the building with the fireplace placed close to the dining room specially designed for high end ( 19" rack mount ) electronics in mind. Main level but great security ( well above grade level ) and with 6' fencing to the plaza. This is truly special, 1500 sq ft private use plaza deck featuring several raised garden planters for gardening or flower beds. Great location midway between downtown and the river. Underground heated parking right next to the elevator. Just now repainted complete with brand new wide prof vinyl plank floors.



Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460772  |
| Price      | \$279,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,292                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104 9707 105 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2Y4             |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Heated, Underground, See Remarks                                                                                                             |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Glass Door                                                                           |
| # of Stories      | 13                                                                                   |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Composition                                                                                                       |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Paved Lane, Public Transportation, River Valley View, Schools, Shopping Nearby, See Remarks |

|              |                       |
|--------------|-----------------------|
| Roof         | Metal                 |
| Construction | Concrete, Composition |
| Foundation   | Concrete Perimeter    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 12           |
| Condo Fee      | \$770             |



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Listing information last updated on October 24th, 2025 at 3:32pm MDT