

## \$92,000 - 402 9730 106 Street, Edmonton

MLS® #E4465183

**\$92,000**

1 Bedroom, 1.00 Bathroom, 454 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Enjoy stunning views of the Alberta Legislature right from your window in this concrete, one-bedroom one-bathroom condo – available for immediate possession! The open-concept layout maximizes every inch of space, creating a bright and functional home that feels larger than it looks. Ideal for students, professionals, or investors, this unit features IN-SUITE LAUNDRY, secured parking and even a rental pool if needed. Condo fees INCLUDES HEAT, WATER & ELECTRICITY – everything but the WiFi! Perfectly located within walking distance to the River Valley, U of A, Grant MacEwan, Rogers Place, and all downtown amenities. Quietly tucked away from heavy traffic, you™ll love the balance of city living and calm surroundings. Don™t miss this opportunity to own one of downtown Edmonton™s best-located condos!

Built in 1966

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4465183 |
| Price          | \$92,000 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 454      |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1966                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 9730 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1B7             |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Rental Pool Option |
| Parking   | Parkade                                                                                              |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                              |
| # of Stories | 11                                                                                                                  |
| Stories      | 1                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Concrete                                                              |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                          |
| Construction      | Concrete                                                              |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 8th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 13      |
| Zoning         | Zone 12 |
| Condo Fee      | \$566   |

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Listing information last updated on November 21st, 2025 at 6:17am MST