

## \$120,000 - 409 9710 105 Street, Edmonton

MLS® #E4420881

**\$120,000**

1 Bedroom, 1.00 Bathroom, 555 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Adorable and affordable! Come and enjoy the convenience of downtown living near everything you love with VERY LOW CONDO FEES. Steps from the river valley, this 1 bed 1 bath unit has easy access to the University of Alberta, MacEwan University, LRT, ICE District, city center, shopping, restaurants, festivals and the incredible river valley trail system. This well maintained unit has an updated kitchen and bathroom, and beautiful Edmonton views! River Valley Condominiums is a well managed building featuring concrete construction, two elevators, a flexible parking system, same floor laundry and garbage disposal and updated windows, exterior stucco, heating system and common areas. Low condo fees include heat, unlimited unmetered electricity, water, sewer, insurance, property manager and a healthy reserve fund. A wonderful opportunity for first time buyers and investors alike!

Built in 1967

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420881  |
| Price      | \$120,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 555                    |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 409 9710 105 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1A4             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Security Door                        |
| Parking   | Front/Rear Drive Access, Parking Pad Cement/Paved, Stall |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 10   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Hillside, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Garneau/ St. Catherine |
|------------|------------------------|

|        |                        |
|--------|------------------------|
| Middle | McKernan/St. Catherine |
| High   | Victoria/St. Joseph    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 72                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$386              |

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Listing information last updated on April 21st, 2025 at 10:32am MDT