

Courtesy Of Brayden Guy and Dan C Chalifoux Of Real Broker

# \$179,900 - 1001 9725 106 Street, Edmonton

MLS® #E4412389

**\$179,900**

2 Bedroom, 1.50 Bathroom, 958 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this stylish 10th floor condo at The Marquis! This 2 bedroom 1.5 bath, 958sq ft gem has fantastic features in an outstanding location right in the heart of downtown. Well kept and well priced this property provides an incredible opportunity to break into the market at an affordable cost! The property and area are perfect for professionals, investors, students and people who love the urban lifestyle. Walking into this home you are greeted with an abundance of natural light in the spacious living area. The kitchen, with recent renovations and added cupboard space is fantastic for entertaining and hosting. The master bedroom is warm, inviting and includes a recently renovated 2 pc ensuite. Bonus features include in suite-laundry and recently upgraded windows. The balcony provides a breathtaking view to the south and is within walking distance to all the trails and green space the river valley provides! Included in the amenities of the condo complex are tennis courts, sauna, and a fitness room.

Built in 1970

## Essential Information

MLS® #	E4412389
Price	\$179,900
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, Furniture Included, 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	November 1st, 2024
Days on Market	161
Zoning	Zone 12
Condo Fee	\$681

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