

Courtesy Of Jeremy A Dehek Of Exp Realty

## \$179,900 - 1207 9725 106 Street, Edmonton

MLS® #E4461565

### \$179,900

2 Bedroom, 2.00 Bathroom, 1,249 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

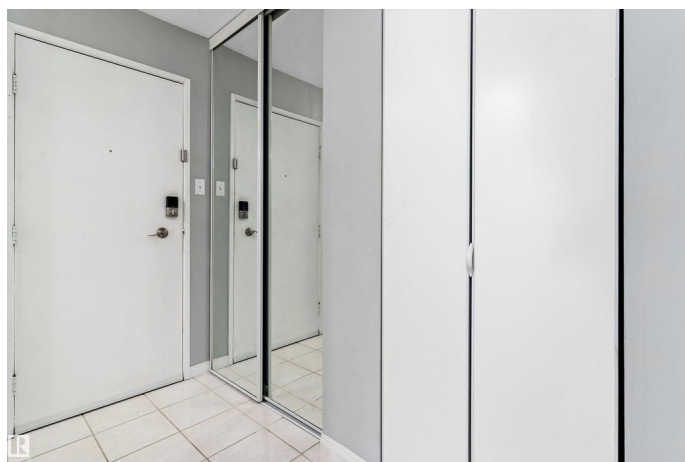
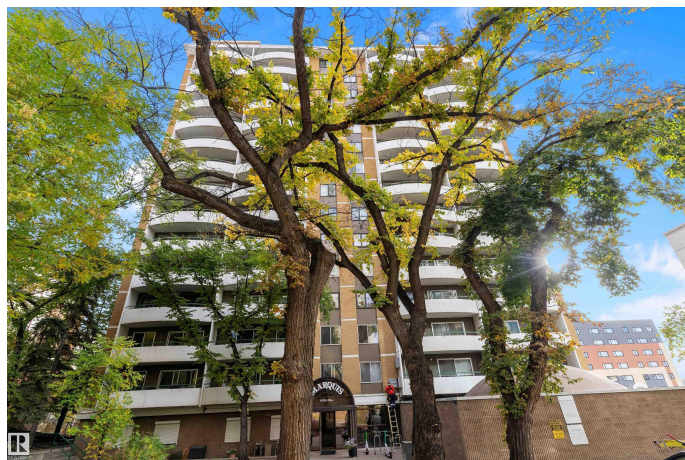
Welcome to 1207, 9725 106 St NW in downtown Edmonton. This bright and spacious 2-bedroom, 2-bath condo features stunning views of downtown and the river valley.

Located in the Marquis complex, this unit offers 1,249 sq. ft. of comfortable living just steps from the river valley trails, Victoria Golf Course, Royal Glenora Club, Legislature, Grandin LRT, restaurants, and cafes. Enjoy the bright kitchen and dining space that flow into the open living area featuring large windows and a balcony. The primary bedroom includes two closets, a 4-piece ensuite, and its own private balcony, while the second bedroom is conveniently located near another full bath. You'll appreciate the in-suite laundry with extra storage and recent upgrades, including a new tub and shower. Condo fees include parking, heat, water, and power. Enjoy fantastic building amenities—fitness room, sauna, recreation room, and tennis court—all in a prime downtown location close to the U of A, Brewery District, and Ice District.

Built in 1970

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4461565  |
| Price  | \$179,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,249                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1207 9725 106 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1B5              |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Exercise Room, Intercom, Parking-Visitor, Sauna; Swirlpool; Steam, Storage-In-Suite, Tennis Courts |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Heated, Parkade, Underground                                                                                          |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                  |
| # of Stories      | 16                                                                                 |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Concrete                                                            |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, River Valley |

View, River View, Schools, Shopping Nearby, View City, View Downtown

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 12           |
| Condo Fee      | \$881             |

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Listing information last updated on October 31st, 2025 at 3:32am MDT