

\$280,000 - 403 9707 106 Street, Edmonton

MLS® #E4438816

\$280,000

2 Bedroom, 2.00 Bathroom, 1,027 sqft
Condo / Townhouse on 0.00 Acres

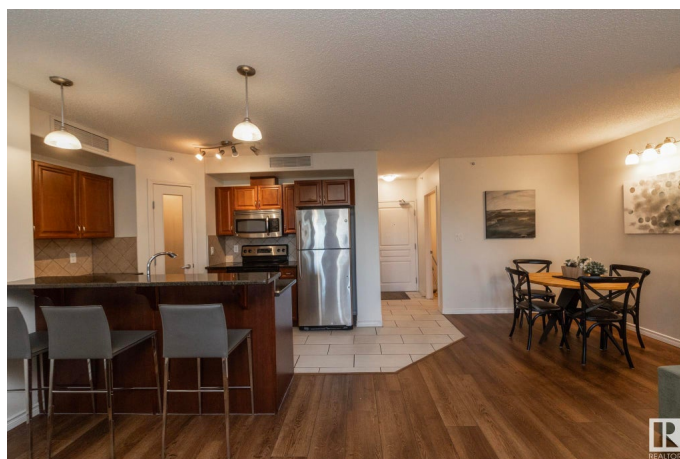
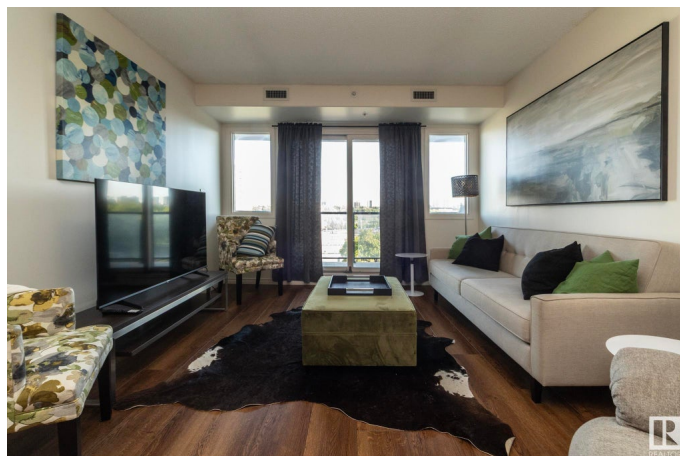
Downtown (Edmonton), Edmonton, AB

Welcome to River Vista™ where breathtaking scenery meets unbeatable urban convenience. Perfectly positioned along the edge of Edmonton's iconic river valley, this 1000+ sq ft unit offers direct access to downtown, Whyte Avenue, and miles of picturesque trails right outside your door. Inside, you'll love the open-concept layout featuring a peninsula kitchen with granite countertops, maple cabinets, and a corner pantry. The bright living area opens to a sunny south-facing balcony—a perfect perch for watching fireworks or soaking in the view. The king-sized primary suite includes custom California Closets and a full ensuite with a soaker tub and separate shower. A second bedroom, 4-piece bath, in-suite laundry, and bonus storage room add to the function and flow. Additional perks include: TITLED DOUBLE TANDEM PARKING STALL, CENTRAL A/C. Recent updates: new carpet, flooring, paint, washer/dryer, and hot water tank. You truly can have it all—location, lifestyle, and long-term value.

Built in 2006

Essential Information

| | |
|--------|-----------|
| MLS® # | E4438816 |
| Price | \$280,000 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,027 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 403 9707 106 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 0B7 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Exercise Room, Intercom, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Heated, Tandem, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 12 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

| | |
|-------------------|--|
| Exterior Features | Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof | Tar & Gravel |
| Construction | Concrete, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 12 |
| Condo Fee | \$743 |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT