

## \$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

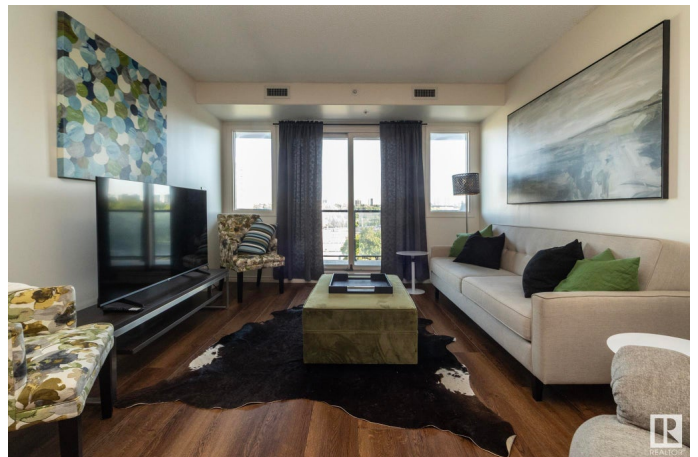
Downtown (Edmonton), Edmonton, AB

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 | 10             |
| Zoning         | Zone 12        |
| Condo Fee      | \$743          |

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Listing information last updated on June 7th, 2025 at 5:17pm MDT