

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 | 167 |
| Zoning | Zone 12 |
| Condo Fee | \$681 |

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Listing information last updated on April 17th, 2025 at 2:02am MDT