

## \$409,000 - 1304 9720 106 Street, Edmonton

MLS® #E4419100

**\$409,000**

1 Bedroom, 2.00 Bathroom, 857 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to modern, luxurious living in the heart of downtown! The Symphony Tower is the perfect location with all the amenities you could ask for. This remarkable one bedroom, 2 bathroom unit is perfectly designed for comfort & convenience. The large kitchen features sleek cabinetry, granite countertops and stainless steel appliances including a gas stove. The spacious island has bar seating and there is plenty of counter space for meal prep. The open concept main living space has a cozy fireplace, dining area & gorgeous views of downtown. The bedroom features a large walk-in closet and four piece ensuite with plenty of cupboards for storage. Completing the unit is a 3 piece bathroom and laundry. This condo has a titled parking stall and an accompanying storage unit. The building is truly exceptional and offers a gym, carwash and entertaining room. There is a pedway that leads to the legislature grounds. Enjoy downtown living with restaurants, shopping and easy access to all the river valley has to offer!

Built in 2018

### Essential Information

MLS® # E4419100

Price \$409,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 857                    |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1304 9720 106 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0K8              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Closet Organizers, Exercise Room, Parking-Visitor, Social Rooms |
| Parking   | Heated, Stall, Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| # of Stories      | 27  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

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

|                   |  |
|-------------------|--|
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 85                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$544              |

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Listing information last updated on April 19th, 2025 at 12:47pm MDT