

## \$219,900 - 206 9640 105 Street, Edmonton

MLS® #E4444275

**\$219,900**

2 Bedroom, 2.00 Bathroom, 1,077 sqft

Condo / Townhouse on 0.00 Acres

Rossdale, Edmonton, AB

Absolutely TURN KEY home! This CONDO boasts OPEN CONCEPT, IN-SUITE LAUNDRY, 2 SPACIOUS BEDROOMS, PRIMARY bedroom with ENSUITE. MASSIVE LIVING ROOM with GAS FIREPLACE. LARGE DINING AREA. The UPDATED KITCHEN offers great WORK FLOW, with a COUNTER TOP EATING BAR. This gem LOCATED steps from the RIVERVALLEY and the LEGISLATURE GROUNDS. PUBLIC TRANSIT offered across the street. MINUTES from GRANT MACEWAN UNIVERSITY or the LRT. LRT offers an EASY COMUTE TO NAIT, University of Alberta, ROYAL ALEX HOSPITAL...AND many more LRT stops. Enjoy your morning coffee or evening beverage from your BALCONY. The CONDO offers you ONE UNDER-GROUND PARKING STALL. This amazing CONDO has NEW PAINT & LUXURY VINYL PLANK FLOORING, UPDATED KITCHEN and BATHROOMS. IMMEDIATE POSSESSION AVAILABLE.

Built in 1995

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444275  |
| Price     | \$219,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 206 9640 105 Street |
| Area        | Edmonton            |
| Subdivision | Rosssdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 0Z7             |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Underground                                                       |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                 |
| # of Stories      | 4                                                                                                                                      |
| Stories           | 1                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                      |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Stucco, Hardie Board Siding                     |
| Exterior Features | Public Transportation, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                      |

|              |                                   |
|--------------|-----------------------------------|
| Construction | Wood, Stucco, Hardie Board Siding |
| Foundation   | Concrete Perimeter                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 90              |
| Zoning         | Zone 12         |
| Condo Fee      | \$588           |

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Listing information last updated on September 23rd, 2025 at 7:17pm MDT