

# **\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 4:02am MDT