

## \$197,500 - 107 9907 91 Avenue, Edmonton

MLS® #E4435838

**\$197,500**

1 Bedroom, 1.00 Bathroom, 542 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Experience the allure of this hidden gem, conveniently situated just off 99 Street and Saskatchewan Drive. Built in 2016, this main-floor condo offers a blend of luxury and practicality, featuring 9-foot ceilings adorned with neutral tones. The modern kitchen is equipped with quartz countertops, a breakfast bar, and upgraded stainless steel appliances. Additional amenities include in-suite laundry, central air conditioning, and a spacious patio ideal for outdoor gatherings. The master bedroom comfortably accommodates a king-sized bed and offers ample closet space, leading to a four-piece bathroom. A titled surface parking stall is included for your convenience. Residents benefit from quick access to downtown, the University of Alberta, and the scenic River Valley trails, perfect for hiking and cycling. Additionally, the vibrant shopping, dining, and amenities of Old Strathcona/Whyte Ave are just minutes away.

Built in 2016

### Essential Information

MLS® #	E4435838
Price	\$197,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	542
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	107 9907 91 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2T7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Intercom
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone
Exterior Features	Back Lane, Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	Roll Roofing
Construction	Wood, Stone
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 10th, 2025
Days on Market	4
Zoning	Zone 15
Condo Fee	\$408

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