

## \$189,900 - 107 9907 91 Avenue, Edmonton

MLS® #E4435838

**\$189,900**

1 Bedroom, 1.00 Bathroom, 542 sqft

Condo / Townhouse on 0.00 Acres

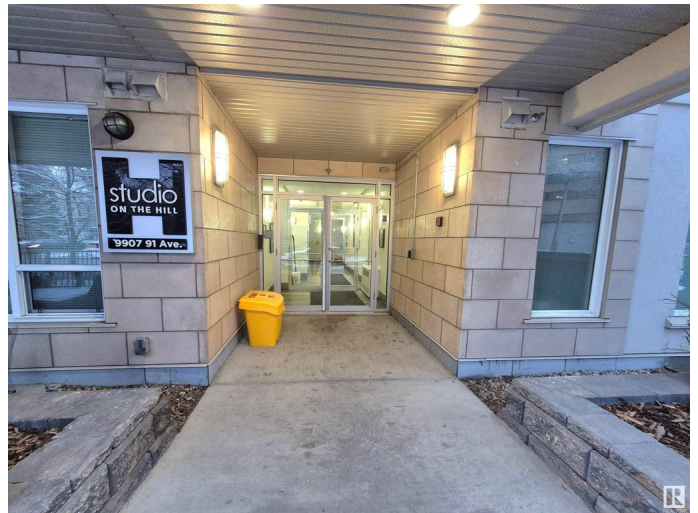
Strathcona, Edmonton, AB

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      | \$189,900 |
| 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 | 126            |
| Zoning         | Zone 15        |
| Condo Fee      | \$408          |

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 September 13th, 2025 at 4:17pm MDT