



WĪHKWĒNTŌWIN

**#105 9707 106 STREET NW  
RIVER VISTA**

INCREDIBLE VALUE UNDER  
\$250K IN DOWNTOWN YEG!  
THIS 2 BED 2 BATH HOME  
OFFERS THE PERFECT BLEND OF  
COMFORT & CONVENIENCE  
WITH IN-SUITE LAUNDRY, A/C,  
& A TANDEM UNDERGROUND  
PARKING STALL.



## 9707 106 Street 105 Edmonton AB

\$239,997

INCREDIBLE VALUE UNDER \$250K IN DOWNTOWN YEG! THIS 2 BED 2 BATH HOME OFFERS THE PERFECT BLEND OF COMFORT & CONVENIENCE WITH IN-SUITE LAUNDRY, A/C, & A TANDEM UNDERGROUND PARKING STALL. Located in the pet-friendly RIVER VISTA, it's concrete construction & fantastic amenities, including a gym/social room, & rooftop patio offering panoramic views of the city skyline. Directly across from the Legislature Grounds, this prime location places you just steps away from all that downtown living has to offer. You're within walking distance to restaurants, cafes, shops, & grocery stores, making day-to-day life a breeze. Plus, the LRT Government Centre stop is a 10-min stroll away, taking you to the U of A in 4min & offering access to other key areas of the city. Inside, the kitchen features granite countertops, a rare pantry for extra storage, & durable extra wide vinyl plank flooring. The primary bedroom boasting an ensuite bathroom. Do not miss out! Take a look today & get ready to move right in!

Listing Presented By:



Originally Listed by:  
ARIVL

sam@arivl.ca  
<https://www.arivl.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca