

## \$245,800 - 303 7907 109 Street, Edmonton

MLS® #E4450685

**\$245,800**

2 Bedroom, 2.00 Bathroom, 792 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to University Properties, a classic brick-faced, low-rise concrete and steel building offering premium living just steps from the University of Alberta. This bright corner unit on the third floor features two bedrooms, two full bathrooms, 9' vaulted ceilings, in-suite laundry, and central A/C. The open-concept layout includes a chef's kitchen with stainless steel appliances, granite countertops, a breakfast bar, and a stylish mix of hardwood and ceramic tile flooring. Large Low-E windows fill the space with natural light. Relax by the cozy gas fireplace or on your private balcony with wrought iron detailing, a gas BBQ hookup, and tranquil green views. This pet-friendly building (one pet under 10kg with board approval) is known for its solid construction and soundproofing. Condo fees include all utilities except power. Enjoy easy access to U of A, Whyte Ave, the University Hospital, downtown, river valley trails, and the vibrant shops and caf  s of Old Strathcona and the best schools in the city.

Built in 2008

### Essential Information

MLS® # E4450685

Price \$245,800

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 792                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 7907 109 Street |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 1C7             |

### Amenities

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

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Heat Pump, Natural Gas                                                                                      |
| # of Stories      | 4                                                                                                           |
| Stories           | 1                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | None, No Basement                                                                                           |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                   |
| Exterior Features | Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 76              |
| Zoning         | Zone 15         |
| Condo Fee      | \$712           |

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 October 15th, 2025 at 2:17am MDT