

## \$324,700 - 305 9907 91 Avenue, Edmonton

MLS® #E4460157

**\$324,700**

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

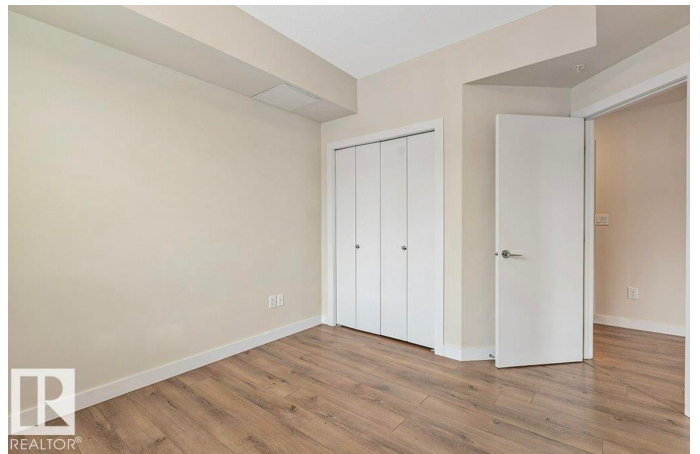
Strathcona, Edmonton, AB

Step into the bright and welcoming charm of this 3rd -floor two-bedroom condo! Youâ€™ll love having Mill Creek and the River Valley trails just outside your door, with trendy shops, restaurants, and cafes as your friendly neighbours. The University of Alberta and downtown are only minutes away, keeping you close to all the action. Inside, the sunlit living room offers the perfect mix of comfort and privacyâ€”ideal for cozy nights in or entertaining friends. Step out onto your deck to sip your morning coffee, enjoy a good book, or watch the world go by. With heated underground parking to keep things simple, city living has never looked so good. Donâ€™t miss your chance to call Studio on the Hill home!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460157  |
| Price          | \$324,700 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 842       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 305 9907 91 Avenue |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 2T7            |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Security Door, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                        |
| Parking        | Underground                                                                              |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| # of Stories      | 4                                                                                                                                             |
| Stories           | 1                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                             |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                                                    |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                                                                                   |
| Construction      | Wood, Stone                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 15           |
| Condo Fee      | \$630             |

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Listing information last updated on October 15th, 2025 at 3:47am MDT