

\$319,700 - 305 9907 91 Avenue, Edmonton

MLS® #E4460157

\$319,700

2 Bedroom, 2.00 Bathroom, 842 sqft
Condo / Townhouse on 0.00 Acres

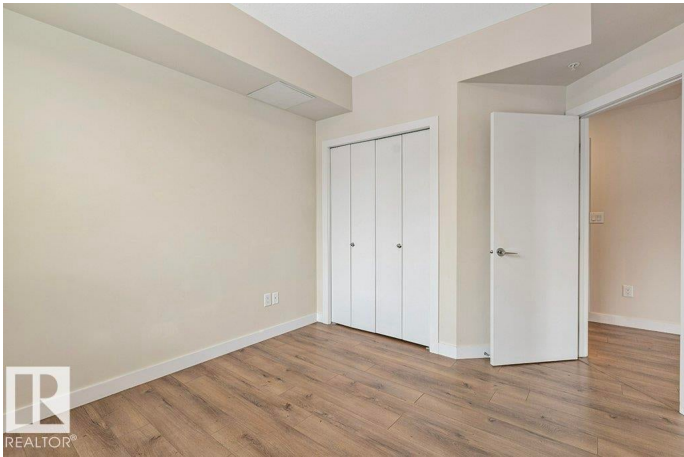
Strathcona, Edmonton, AB

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	\$319,700
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	47
Zoning	Zone 15
Condo Fee	\$630

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 November 17th, 2025 at 7:32am MST