

## \$174,900 - 1204 9835 113 Street, Edmonton

MLS® #E4410324

**\$174,900**

1 Bedroom, 1.00 Bathroom, 681 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to your riverside retreat! This 1-bedroom, 1-bath condo offers peaceful living with stunning river valley views from the 12th floor. Ready for you to settle in, the spacious living/dining area enjoys southwest exposure, filling the space with natural light. The kitchen has been updated with modern cabinets and countertops. The bathroom was also updated with new cabinetry, sliding glass shower door and countertop. Located in a concrete building, the unit is quiet and private. Same-floor laundry adds convenience, while a well-equipped gym with sauna and change rooms helps you stay active and save on gym fees. Host your special events in the rooftop meeting room which offers a 2 pc bathroom and outdoor deck, offering panoramic views, or relax on the rooftop terrace, perfect for soaking up sun or stargazing. A large west-facing balcony enhances your outdoor living space. Condo fees include utilities, and the location provides easy access to shopping, transportation, and riverside trails.

Built in 1969

### Essential Information

MLS® # E4410324

Price \$174,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 681                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1204 9835 113 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1N4              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Rooftop Deck/Patio |
| Parking   | Heated, Stall, Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                                     |
| # of Stories | 18  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Composition, Stucco  |
| Exterior Features | Golf Nearby, Hillside, Public Transportation, River Valley View, River View, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Composition, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Days on Market | 185                |
| Zoning         | Zone 12            |
| Condo Fee      | \$591              |

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Listing information last updated on April 18th, 2025 at 2:47am MDT