

## \$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	187
Zoning	Zone 12
Condo Fee	\$591

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Listing information last updated on April 20th, 2025 at 5:17pm MDT