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

MLS® #E4410324

## \$174,900

1 Bedroom, 1.00 Bathroom, 681 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, 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

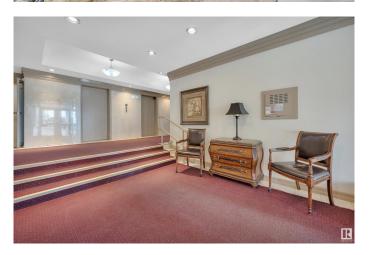
#### **Essential Information**

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 WîhkwÃantôwin

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 & T

Construction Concrete, Composition, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 15th, 2024

Days on Market 187

Zoning Zone 12

Condo Fee \$591

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 April 20th, 2025 at 5:17pm MDT