

# \$239,900 - 1801 9835- 113 Street, Edmonton

MLS® #E4427510

**\$239,900**

2 Bedroom, 1.00 Bathroom, 1,066 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

Unique 2 bedroom PENTHOUSE with spectacular unobstructed VIEWS of our wonderful river valley and golf course. This building is nestled right on the banks of the river with access to walking trails at your front door. Large balcony and large windows give endless views. Plan to renovate to the home of your dreams. New Flooring, paint and what ever your heart desires. The unit is accessed by private staircase accessible to only penthouse owners and there is a gym, social areas, roof top and ground floor patio for all to enjoy. Same floor laundry. One heated underground parking. The building is top notch with major recent upgrades evident. Note\* adjoining unit may be available soon. Possibilities?? condo fees include all utilities

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427510  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,066     |
| Acres          | 0.00      |
| Year Built     | 1969      |



|          |                     |
|----------|---------------------|
| Type     | Condo / Townhouse   |
| Sub-Type | Apartment High Rise |
| Style    | Penthouse           |
| Status   | Active              |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1801 9835- 113 Street |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃªntÃ´win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 1N4               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Social Rooms, Storage-In-Suite, Vinyl Windows, Rooftop Deck/Patio |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                            |
| # of Stories | 18  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Composition, Stucco  |
| Exterior Features | Golf Nearby, No Through Road, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | See Remarks  |
| Construction      | Concrete, Composition, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 25th, 2025 |
|-------------|------------------|

Days on Market 41  
Zoning Zone 12  
Condo Fee \$970



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