

## \$174,900 - 1501 9835 113 Street, Edmonton

MLS® #E4437942

**\$174,900**

2 Bedroom, 1.00 Bathroom, 1,067 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

Welcome to your riverside retreat! This 15th-floor 2 bedroom, 1 bath condo offers peaceful living with stunning river valley views. Featuring a spacious living/dining area with east and south exposure, a kitchen ready for your updates, and two generously sized bedrooms. Concrete construction ensures a quiet atmosphere, and same-floor laundry adds everyday convenience. Enjoy the on-site gym with sauna and change rooms, host events in the top-floor meeting room with panoramic views, or unwind on the rooftop terrace. The large east-facing balcony and charming courtyard invite outdoor relaxation. Condo fees include all utilities. Steps from shopping, schools, and scenic river trails.

Built in 1969

### Essential Information

MLS® #	E4437942
Price	\$174,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,067
Acres	0.00
Year Built	1969
Type	Condo / Townhouse



Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1501 9835 113 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1N4

### Amenities

Amenities	On Street Parking, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage-In-Suite, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Stall, 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	Public Transportation, Shopping Nearby, View City
Roof	Concrete Tiles
Construction	Concrete, Composition, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	56
Zoning	Zone 12
Condo Fee	\$901

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