

## \$174,999 - 9918 101 Street, Edmonton

MLS® #E4442151

**\$174,999**

1 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to Your River Valley Lifestyle! Enjoy stunning views of the river valley from your massive east-facing covered balcony – the perfect spot for morning coffee, lazy weekend brunches, or sunset wine sessions. This one-bedroom plus den gem is more than just a place to live – it's a lifestyle. On top of that unbeatable view, this beauty has everything you™ve been searching for – and probably a few things you didn™t know you needed...Pet-friendly living, a large walk-in closet, a gorgeous pool, hot tub, sauna, fully equipped gym, and even a recreation/entertainment area that™s ideal for hosting or just kicking back. All utilities included (except electricity), and yes, you even get TITLED UNDERGROUND HEATED parking to keep your car cozy in the winter. Live just steps from the river valley while still enjoying the buzz of urban living – the perfect mix of nature and city. Come see it. Fall in love. Move in!

Built in 1978

### Essential Information

MLS® #	E4442151
Price	\$174,999
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	732
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	9918 101 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2L1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Sunroom, See Remarks
Parking	Over Sized, Parkade, Underground, See Remarks
Has Pool	Yes

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	19
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill

Nearby, View City, View Downtown, See Remarks

Roof	SBS Roofing System
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 12
Condo Fee	\$563

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 June 15th, 2025 at 11:32pm MDT