

\$156,900 - 302 9916 113 Street, Edmonton

MLS® #E4420925

\$156,900

2 Bedroom, 2.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

Wähkwäntäwin, Edmonton, AB

Perfect for students or first-time buyers, this spacious 2-bed, 2-bath condo offers unbeatable downtown convenienceâ€”just steps from the LRT, Victoria Park, the river valley, U of A, MacEwan, shopping, dining, nightlife, and more! Thoughtfully designed, the generously sized bedrooms are on opposite sides of the bright, open-concept living space for maximum privacy and functionality. The stylish kitchen features sleek black high-gloss cabinetry, a retro back-splash, and plenty of storage. The versatile living and dining area allows for flexible layouts to suit your needs. The primary bedroom boasts mirrored closet doors and a 4pc ensuite, while a second bedroom and another full bath complete the unit. Recent updates include trendy laminate flooring, fresh neutral paint, and modern baseboards. Enjoy heated underground parking, shared laundry, an on-site car wash and a well-managed building with excellent amenitiesâ€”perfect for hassle-free urban living! Condo fee includes all utilities except for electricity!

Built in 1981

Essential Information

MLS® # E4420925

Price \$156,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	813
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	302 9916 113 Street
Area	Edmonton
Subdivision	WÃ©hkwÃªntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2N3

Amenities

Amenities	Deck, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City

Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Slab

Additional Information

Date Listed	February 9th, 2025
Days on Market	91
Zoning	Zone 12
Condo Fee	\$836

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