

## \$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

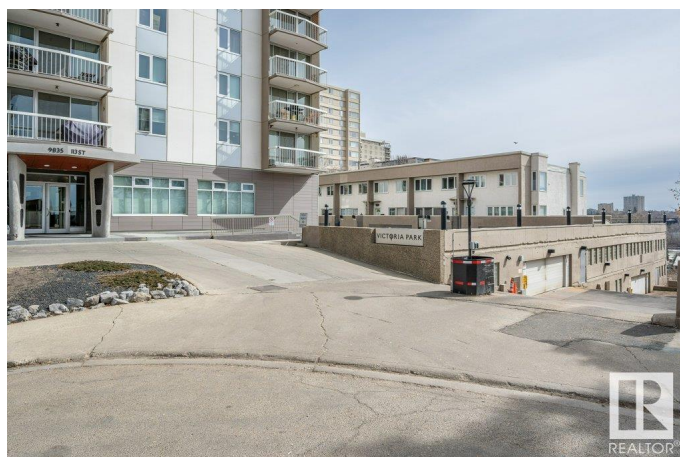
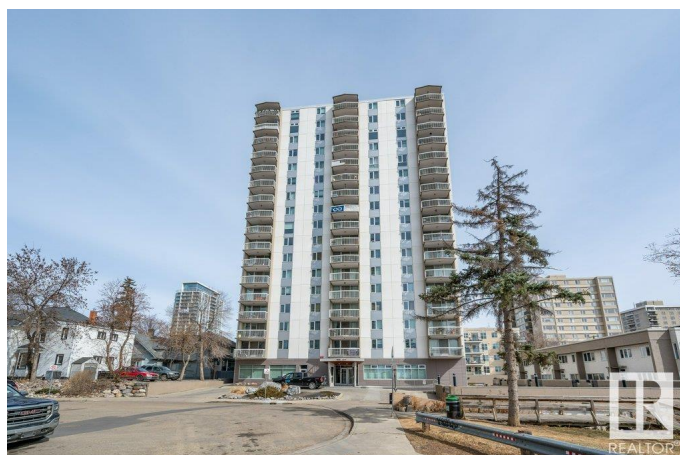
W&hkw&nt&win, Edmonton, AB

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 | 93             |
| Zoning         | Zone 12        |
| Condo Fee      | \$901          |

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Listing information last updated on August 23rd, 2025 at 2:17pm MDT