

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

MLS® #E4420925

**\$156,900**

2 Bedroom, 2.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

W&#228;hkw&#228;nt&#228;win, Edmonton, AB

Perfect for students or first-time buyers, this spacious 2-bed, 2-bath condo offers unbeatable downtown convenience&#201;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 amenities&#201;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 | 86                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$836              |

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