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

MLS® #E4420925

#### \$156,900

2 Bedroom, 2.00 Bathroom, 813 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, 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 WîhkwêntÃ′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 & T

Construction Concrete, Brick

Foundation Slab

### **Additional Information**

Date Listed February 9th, 2025

Days on Market 66

Zoning Zone 12

Condo Fee \$836

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