

## \$260,000 - 1403 9816 112 Street, Edmonton

MLS® #E4450258

**\$260,000**

2 Bedroom, 1.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

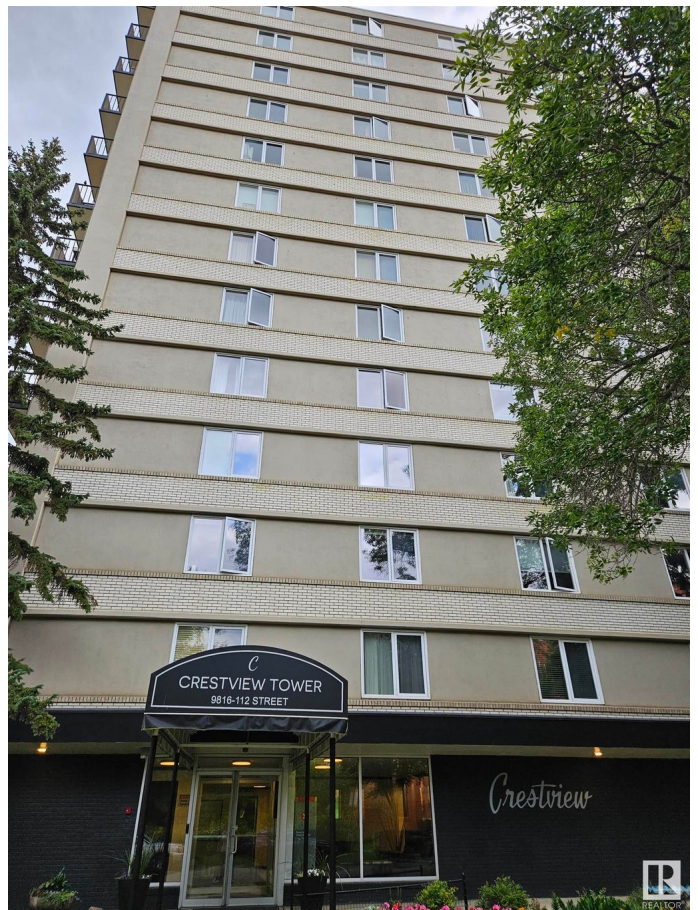
WÃ@hkwÃªntÃ´win, Edmonton, AB

What a view!!! Come check out this fantastic 2 bedroom top floor condo! The view says it all, come and enjoy the view after a long day at work. One look and you will find comfort within. Perfect for the young professional, who works downtown. Be close to all the attractions that downtown has to offer, at the same time be close with nature with the River Valley just mere steps away. Easy access to everything, Brewery District, Jasper Avenue, Ice District, River Valley and the downtown core. The condo fees include heat, water and power all you have to do is move in. The spacious and bright bedrooms are both west facing and you can enjoy the warm evening sunsets. There is a very spacious storage room you can store your bicycle or any other hobby gear that you may have. The balcony offers you southwest exposure so you can enjoy the fantastic views. Come check out this great condo as it won't last long!

Built in 1963

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450258  |
| Price      | \$260,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 883                    |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1403 9816 112 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1L5              |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Security Door, Rooftop Deck/Patio |
| Parking   | Parking Pad Cement/Paved                                                                            |

### Interior

|              |                                         |
|--------------|-----------------------------------------|
| Appliances   | Refrigerator, Stove-Countertop Electric |
| Heating      | Baseboard, Natural Gas                  |
| # of Stories | 14                                      |
| Stories      | 1                                       |
| Has Basement | Yes                                     |
| Basement     | None, No Basement                       |

### Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                                                                                                        |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                                                                   |
| Construction      | Concrete, Brick, Stucco                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

### Additional Information

Date Listed July 29th, 2025  
Days on Market 48  
Zoning Zone 12  
Condo Fee \$618



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