

## \$147,900 - 302 9916 113 Street, Edmonton

MLS® #E4441467

**\$147,900**

2 Bedroom, 2.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

W&#248;hkw&#228;nt&#229;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® # E4441467

Price \$147,900



|                |                        |
|----------------|------------------------|
| 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©hkwÃ¢ntÃ´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    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 12         |
| Condo Fee      | \$836           |

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Listing information last updated on June 17th, 2025 at 1:17pm MDT