

## \$169,900 - 606 9929 113 Street, Edmonton

MLS® #E4425493

**\$169,900**

1 Bedroom, 1.00 Bathroom, 846 sqft

Condo / Townhouse on 0.00 Acres

W&#229;hkw&#229;nt&#229;win, Edmonton, AB

This spacious pet friendly downtown condo offers an unbeatable location, just a 100-meter walk to the stunning Edmonton River Valley park system, perfect for outdoor enthusiasts. Featuring an open, well-designed layout, the large kitchen boasts abundant cupboard and counter space, ideal for cooking and entertaining. The home has been updated with newer vinyl plank flooring throughout, along with refreshed baseboards, trim, and modern countertops. Enjoy the convenience of a newer fridge, dishwasher, and windows. The generous bedroom and washroom provide ample storage, while the spacious balcony offers a great space to relax outdoors. Additional perks include in-suite laundry and underground parking for added convenience. This condo is a must-see &#201c offering both comfort and a prime location.

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425493  |
| Price          | \$169,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 846       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1981                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 606 9929 113 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ¢ntÃ´win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5N 2N9             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Parking-Visitor, Sauna; Swirlpool; Steam |
| Parking Spaces | 1  |
| Parking        | Single Indoor, Underground                     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Combination  |
| # of Stories | 10  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Brick                        |
| Exterior Features | Golf Nearby, Public Transportation |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Brick                        |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 12          |

Condo Fee                \$636

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Listing information last updated on April 30th, 2025 at 9:32pm MDT