# \$199,000 - 1201 9835 113 Street, Edmonton

MLS® #E4432613

#### \$199,000

2 Bedroom, 1.00 Bathroom, 1,062 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

Back on the market! Welcome to this spacious and inviting 2-bedroom, 1-bath condo on the 12th floor of Victoria Park Towers. This beautiful condo offers unmatched views of the stunning river valley and the nearby golf courseâ€"perfect for peaceful mornings and breathtaking sunsets. Step inside to a spacious and sun-filled living and dining area with south/southeast exposure, bathing the space in natural light. The kitchen and bathroom have been renovated with newer cabinetry with newer appliances in the kitchen. Carpets professionally cleaned. Take in sweeping views from the rooftop lounge, which includes a bathroom and access to an outdoor deck. Set in a very quiet and private concrete building, this unit offers lots of comfort and convenience, including same-floor laundry and access to a well-equipped gym, which also includes a sauna and change rooms. Titled Underground Parking Condo fees include all utilities







Built in 1969

#### **Essential Information**

MLS® #	E4432613
Price	\$199,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,062
Acres	0.00
Year Built	1969
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	1201 9835 113 Street
Area	Edmonton
Subdivision	Wîhkwêntôwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1N4
Amenities	
Amenities	Intercom, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Storage-In-Suite, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Stall, Underground
Interior	
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds
Heating	Baseboard, Water
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement
Exterior	
Exterior	Concrete, Composition, Stucco
Exterior Features	Golf Nearby, Public Transportation, River Valley View, River View, Shopping Nearby, View Downtown
Roof	Flat, Tar & Gravel
-	

Construction Concrete, Composition, Stucco

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	54
Zoning	Zone 12
Condo Fee	\$873

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