Courtesy Of Ryan T Gillen Of Lux Real Estate Inc

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

MLS® #E4420925

**$156,900**
2 Bedroom, 2.00 Bathroom, 813 sqft
Condo / Townhouse on 0.00 Acres

WÃ®hkwÃªntÃ´win, 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 | WÃ®hkwÃªntÃ´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 | February 9th, 2025 |
| Days on Market | 82 |
| Zoning | Zone 12 |
| Condo Fee | $836 |

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