

## \$207,000 - 601 9835 113 Street, Edmonton

MLS® #E4426794

**\$207,000**

2 Bedroom, 1.00 Bathroom, 1,060 sqft  
Condo / Townhouse on 0.00 Acres

W&#229;h&#229;w&#229;nt&#229;win, Edmonton, AB

Would you like to see the view from that window! Two bedroom, one bathroom, renovated condo. Overlooking the river valley with an east and south facing balcony and view of downtown! 1,060 sq.ft. of spacious living space and big bedrooms. Perched on the riverbank and located close to LRT for quick transport to U of A and Grant McEwan. Walk out the front door to boardwalk stairs down to the river valley. One titled underground parking stall. Same floor laundry and gym. Condo fees include utilities.

Built in 1969

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4426794               |
| Price          | \$207,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,060                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 601 9835 113 Street |
| Area        | Edmonton            |
| Subdivision | W&hkw&nt&win        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1N4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Secured Parking, Security Door |
| Parking   | Heated, Underground                             |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas   |
| # of Stories | 18  |
| 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              | Tar & Gravel  |
| Construction      | Concrete, Composition, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 12          |
| Condo Fee      | \$776            |

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Listing information last updated on April 19th, 2025 at 7:17am MDT