

## \$165,000 - 306 9816 112 Street, Edmonton

MLS® #E4435555

**\$165,000**

1 Bedroom, 1.00 Bathroom, 683 sqft

Condo / Townhouse on 0.00 Acres

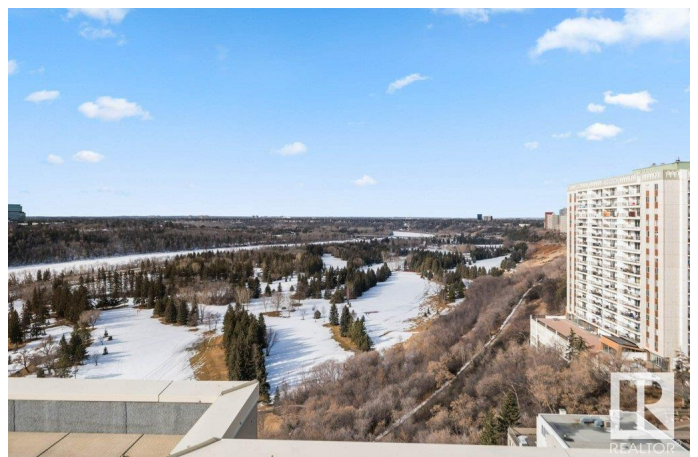
W&hkw&ant&win, Edmonton, AB

Discover modern living in downtown Edmonton with this 1-bedroom corner unit, offering stunning river valley views. Nestled in a quiet, concrete building, it features lots of windows for ample light and breathtaking sights. The modern kitchen, stylish bathroom, and generous storage space ensure comfort and convenience. Enjoy access to a shared rooftop terrace with panoramic city and valley views, secure covered parking, and proximity to the LRT for easy commuting. This prime location is ideal for experiencing downtown's vibrant lifestyle. A unique opportunity to embrace urban living at its finest.

Built in 1963

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435555               |
| Price          | \$165,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 683                    |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 9816 112 Street |
| Area        | Edmonton            |
| Subdivision | W&hkw&ant&win       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1L5             |

## Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Party Room, Secured Parking, Security Door, Storage-In-Suite, Television Connection |
| Parking   | Parkade, Stall                                                                                                                        |

## Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas       |
| # of Stories | 14                           |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

## Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                                                                                  |
| Construction      | Concrete                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 12       |
| Condo Fee      | \$512         |

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Listing information last updated on June 17th, 2025 at 9:17am MDT