

Courtesy Of Gail B Docken Of MaxWell Progressive

## \$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&hkw&ant&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&antwin
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	14
Zoning	Zone 12
Condo Fee	\$776

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Listing information last updated on April 4th, 2025 at 6:02am MDT