

## \$164,900 - 801 9835 113 Street, Edmonton

MLS® #E4450523

**\$164,900**

2 Bedroom, 1.00 Bathroom, 1,072 sqft

Condo / Townhouse on 0.00 Acres

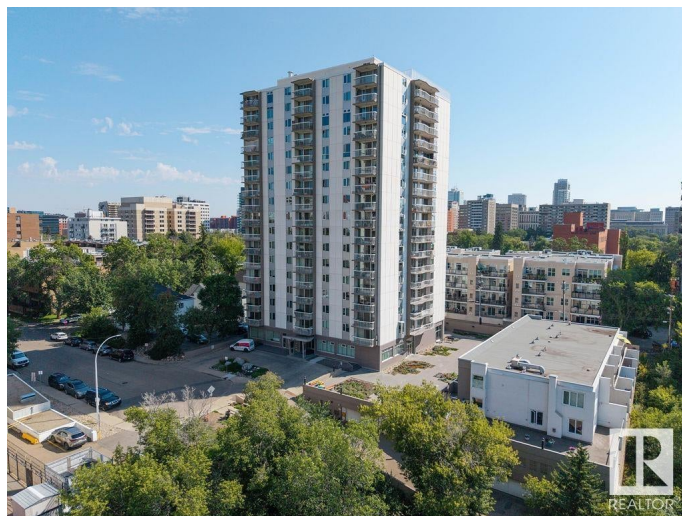
W&hkw&ant&win, Edmonton, AB

Spacious 2-Bedroom Apartment with Stunning 8th Floor Views! Welcome to this bright and spacious single-level 2-bedroom apartment located on the 8th floor of a well-maintained high-rise, offering breathtaking views of the city skyline and the lush green river valley. Enjoy the convenience of in-suite laundry and a newer stove in the functional kitchen. The building has seen significant upgrades, including newer windows, deck surfaces, elevator systems, roof, and a beautifully renovated party room – perfect for entertaining. Safety and comfort are top of mind with a new intercom system, updated fire alarms, and a new heating system in the secure parkade. Amenities include a fully equipped gym, secure indoor bike storage, and even a pizzeria on-site with amazing food – everything you need, right at your doorstep. This is a perfect home for those seeking space, convenience, and panoramic views in a vibrant, well-cared-for community.

Built in 1969

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450523  |
| Price     | \$164,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,072                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 801 9835 113 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ¢ntÃ´win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1N4             |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Exercise Room, Party Room |
| Parking   | Underground               |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                 |
| # of Stories | 18                                                                                                     |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Composition, Stucco                                                                             |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, River Valley View, River View, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                                                              |
| Construction      | Concrete, Composition, Stucco                                                                             |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 12         |
| Condo Fee      | \$811           |

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Listing information last updated on August 2nd, 2025 at 2:32am MDT