

## \$1,090,000 - 3 9804 112 Street, Edmonton

MLS® #E4441452

**\$1,090,000**

2 Bedroom, 2.00 Bathroom, 1,910 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

**\*\*One of the MOST ICONIC ADDRESSES in Edmonton's river edge community at Hilltop Place \*\*.** This **FULL-FLOOR RESIDENCE** in a boutique 6-storey building offers **\*the\* PREMIER RIVER VALLEY VIEW** in the city. Perched high above the 13th hole of the Victoria Golf Course and the Glenora Club, youâ€™re surrounded by treetop views and the serenity of bird sanctuary living. Over 1,900 sq ft of unapologetic 80s charm, with 2 bedrooms + den. The elevator opens right into your suite. East Village vibes meet premier downtown living, with cafÃ©s and coffee shops right outside your door. Driving home always feels like you are living somewhere special. And the 120 ft balcony? Once you experience this view, no other condo will compare. Comes with 2 u/g parking stalls and a private storage room. Craving a home with serious vibe? This one's got it all â€“ location, style, and energy.

Built in 1970

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4441452    |
| Price      | \$1,090,000 |
| Bedrooms   | 2           |
| Bathrooms  | 2.00        |
| Full Baths | 2           |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,910                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 9804 112 Street |
| Area        | Edmonton          |
| Subdivision | WÃ©hkwÃ©ntÃ©win   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5K 1L4           |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Storage-In-Suite, Storage Cage |
| Parking Spaces | 2                                                                     |
| Parking        | Double Indoor, Underground                                            |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                |
| Fireplaces        | Brick Facing, Glass Door                                                                                                                           |
| # of Stories      | 6                                                                                                                                                  |
| Stories           | 1                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | None, No Basement                                                                                                                                  |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Concrete, Metal, Stucco                                           |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No |

Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, View City

|              |                         |
|--------------|-------------------------|
| Roof         | EPDM Membrane           |
| Construction | Concrete, Metal, Stucco |
| Foundation   | Concrete Perimeter      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,100         |

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Listing information last updated on June 16th, 2025 at 4:02pm MDT