

# \$174,999 - 1012 9918 101 Street, Edmonton

MLS® #E4442151

**\$174,999**

1 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

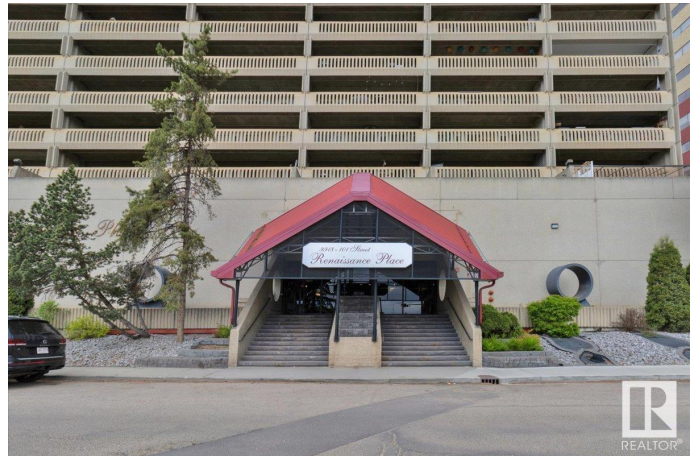
Downtown (Edmonton), Edmonton, AB

Welcome to Your River Valley Lifestyle! Enjoy stunning views of the river valley from your massive east-facing covered balcony – the perfect spot for morning coffee, lazy weekend brunches, or sunset wine sessions. This one-bedroom plus den gem is more than just a place to live – it's a lifestyle. On top of that unbeatable view, this beauty has everything you've been searching for – and probably a few things you didn't know you needed...Pet-friendly living, a large walk-in closet, a gorgeous pool, hot tub, sauna, fully equipped gym, and even a recreation/entertainment area that's ideal for hosting or just kicking back. All utilities included (except electricity), and yes, you even get TITLED UNDERGROUND HEATED parking to keep your car cozy in the winter. Live just steps from the river valley while still enjoying the buzz of urban living – the perfect mix of nature and city. Come see it. Fall in love. Move in!

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442151  |
| Price     | \$174,999 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 732                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1012 9918 101 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2L1              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Sunroom, See Remarks |
| Parking   | Over Sized, Parkade, Underground, See Remarks  |
| Has Pool  | Yes  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                            |
| # of Stories | 19  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill |

|              |   |
|--------------|---|
|              | Nearby, View City, View Downtown, See Remarks |
| Roof         | SBS Roofing System                            |
| Construction | Concrete                                      |
| Foundation   | Concrete Perimeter                            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 12         |
| Condo Fee      | \$563           |

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Listing information last updated on June 16th, 2025 at 8:02pm MDT