

## \$174,900 - 1004 9835 113 Street, Edmonton

MLS® #E4444480

**\$174,900**

1 Bedroom, 1.00 Bathroom, 712 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

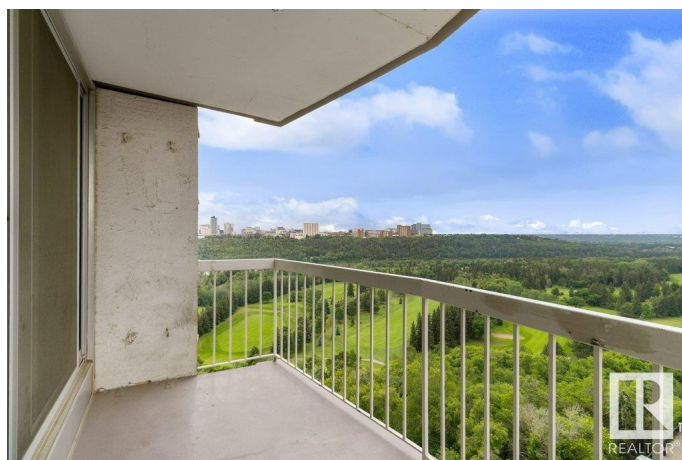
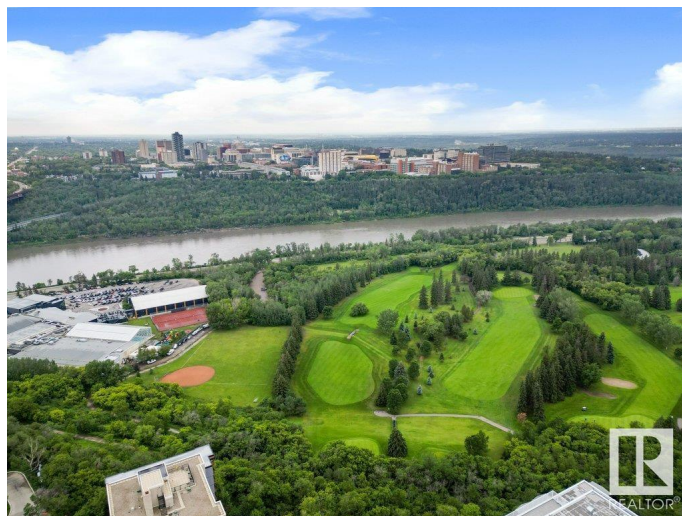
Stunning view of river valley & Victoria Golf Course from the 10th floor of the Victoria Park Tower! Amazing views from west facing balcony of this freshly renovated suite! This tasteful contemporary update was just completed in 2025 and has not been occupied since. Step into this beautifully rejuvenated home & enjoy the open-concept layout with sleek finishes throughout. The modern updates include luxury vinyl plank flooring, fresh baseboards, casings & fixtures. The spacious kitchen features a large island, quartz countertops, undermount sink, nuevos subway tile, recessed lighting, in-ceiling speakers & SS appls! The bath has been finished with timeless ceramics with a fabulous oversized walk-in shower. Buil-in media center in LR. New barn door to den. The building features a fitness room & rooftop patio. Prime location close to transit, shopping, U of A, & Grant MacEwan University. Lots of surrounding street parking. Don't miss your chance to own this move-in ready gem in the heart of Edmonton!

Built in 1969

### Essential Information

MLS® # E4444480

Price \$174,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 712                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1004 9835 113 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1N4              |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Parking-Visitor, See Remarks, Rooftop Deck/Patio |
| Parking   | See Remarks                                                           |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| 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, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | EPDM Membrane                                                                                                                                                     |

|              |                               |
|--------------|-------------------------------|
| Construction | Concrete, Composition, Stucco |
| Foundation   | Concrete Perimeter            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 12         |
| Condo Fee      | \$553           |

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Listing information last updated on August 20th, 2025 at 11:47pm MDT