

Courtesy Of Ryan T Gillen Of Lux Real Estate Inc

# \$158,900 - 302 9916 113 Street, Edmonton

MLS® #E4420925

**\$158,900**

2 Bedroom, 2.00 Bathroom, 813 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Perfect for students or first-time buyers, this spacious 2-bed, 2-bath condo offers unbeatable downtown convenience—just steps from the LRT, Victoria Park, the river valley, U of A, MacEwan, shopping, dining, nightlife, and more! Thoughtfully designed, the generously sized bedrooms are on opposite sides of the bright, open-concept living space for maximum privacy and functionality. The stylish kitchen features sleek black high-gloss cabinetry, a retro back-splash, and plenty of storage. The versatile living and dining area allows for flexible layouts to suit your needs. The primary bedroom boasts mirrored closet doors and a 4pc ensuite, while a second bedroom and another full bath complete the unit. Recent updates include trendy laminate flooring, fresh neutral paint, and modern baseboards. Enjoy heated underground parking, shared laundry, an on-site car wash and a well-managed building with excellent amenities—perfect for hassle-free urban living! Condo fee includes all utilities except for electricity!

Built in 1981

## Essential Information

MLS® #	E4420925
Price	\$158,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	813
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 9916 113 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2N3

### Amenities

Amenities	Deck, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City

Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Slab

### **Additional Information**

Date Listed	February 9th, 2025
Days on Market	55
Zoning	Zone 12
Condo Fee	\$836

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