

## \$199,000 - 1201 9835 113 Street, Edmonton

MLS® #E4432613

**\$199,000**

2 Bedroom, 1.00 Bathroom, 1,062 sqft

Condo / Townhouse on 0.00 Acres

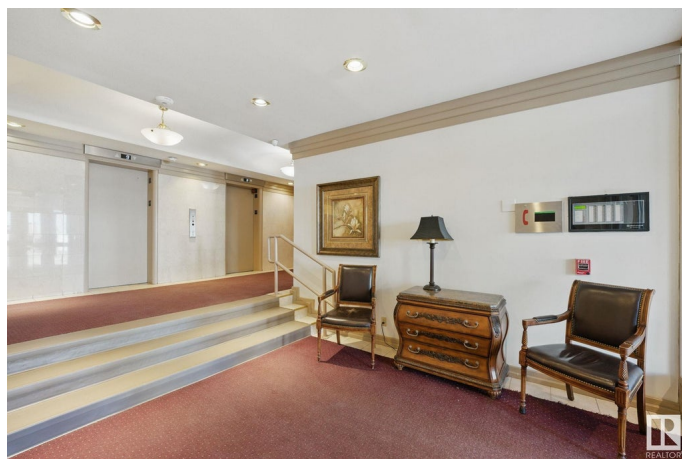
W&A hkw&A nt&A win, Edmonton, AB

Back on the market! Welcome to this spacious and inviting 2-bedroom, 1-bath condo on the 12th floor of Victoria Park Towers. This beautiful condo offers unmatched views of the stunning river valley and the nearby golf courseâ€”perfect for peaceful mornings and breathtaking sunsets. Step inside to a spacious and sun-filled living and dining area with south/southeast exposure, bathing the space in natural light. The kitchen and bathroom have been renovated with newer cabinetry with newer appliances in the kitchen. Carpets professionally cleaned. Take in sweeping views from the rooftop lounge, which includes a bathroom and access to an outdoor deck. Set in a very quiet and private concrete building, this unit offers lots of comfort and convenience, including same-floor laundry and access to a well-equipped gym, which also includes a sauna and change rooms. Titled Underground Parking Condo fees include all utilities

Built in 1969

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432613  |
| Price     | \$199,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,062                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1201 9835 113 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ¢win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1N4              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Intercom, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Storage-In-Suite, Rooftop Deck/Patio |
| Parking Spaces | 1  |
| Parking        | Heated, Stall, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds |
| Heating      | Baseboard, Water   |
| # of Stories | 17   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Composition, Stucco   |
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, River View, Shopping Nearby, View Downtown |
| Roof              | Flat, Tar & Gravel  |
| Construction      | Concrete, Composition, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                79  
Zoning                              Zone 12  
Condo Fee                        \$873

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