

## \$239,000 - 408 9828 112 Street, Edmonton

MLS® #E4444694

**\$239,000**

2 Bedroom, 1.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

W&#229;h&#229;w&#229;nt&#229;win, Edmonton, AB

Top floor 2 bedroom condo with heated underground parking stall! Amazing location steps away from the river valley, Victoria park and Government Centre LRT station. Condo features two spacious bedrooms, full bathroom with separate tub/shower and private south west facing balcony providing view of Victoria park and river valley trails. Recent upgrades include newer laminate flooring, new hot water tank (2021), newer microwave hood fan, washer, dryer and stove. Kitchen is open concept with plenty of cabinet and counter space. Central Air conditioning system provides cooler temperatures for the hot summer days. Extra perks include natural gas line on BBQ and private storage locker next to your titled underground parking stall. With close proximity to transit the University of Alberta, Macewan University & NAIT are all reachable with a short commute. Great opportunity for someone looking for a central location that is close to nature and trails.

Built in 2001

### Essential Information

MLS® #	E4444694
Price	\$239,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	890
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 9828 112 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ¢ntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1L4

### Amenities

Amenities	Air Conditioner, Parking-Visitor
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                57  
Zoning                              Zone 12  
Condo Fee                        \$493

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