# \$170,000 - 1002 9916 113 Street, Edmonton

MLS® #E4439686

## \$170,000

2 Bedroom, 2.00 Bathroom, 849 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

Nestled on a quiet, tree-lined street just south of Jasper Avenue, Central Park offers an unbeatable location only three blocks from the Grandin LRT station and steps from the scenic River Valley stairs. This bright and spacious condo features an open-concept layout with 2 bedrooms and 2 full bathrooms, ideally positioned on opposite ends of the unitâ€"perfect for roommates or extra privacy. Recently updated common areas provide a welcoming and modern first impression as you enter the building. Residents also enjoy convenient amenities including an underground parkade with a car wash and access to a private, fenced park featuring green space, a water fountain, and picnic tablesâ€"exclusively for Central Park residents. Located in highly sought-after South Oliver, you're just moments from shopping, dining, and cafes along Jasper Avenue, with quick access to Downtown and the University of Alberta. This condo is an excellent opportunity for first-time buyers, university students, or savvy investors.







Built in 1981

## **Essential Information**

MLS® # E4439686 Price \$170,000 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 849

Acres 0.00

Year Built 1981

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

# **Community Information**

Address 1002 9916 113 Street

Area Edmonton

Subdivision Wîhkwêntôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2N3

#### **Amenities**

Amenities Car Wash, Fire Pit, No Animal Home, No Smoking Home,

Parking-Visitor, Security Door, Vinyl Windows

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Hot Water, Natural Gas

# of Stories 18

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Brick

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Public

Transportation, Shopping Nearby, See Remarks, Private Park Access

Roof Tar & T

Construction Concrete, Brick

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 31st, 2025

Days on Market 16

Zoning Zone 12

RE / Bank Owned Yes Condo Fee \$839

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