

## \$234,900 - 408 9828 112 Street, Edmonton

MLS® #E4455994

**\$234,900**

2 Bedroom, 1.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Top floor with AMAZING location! 2 bedroom condo with heated underground parking stall. Can't be beat location! steps away from LRT station, the river valley, & Victoria park. Pet friendly complex! Condo features 2 spacious bedrooms, full bathroom with separate tub/shower & private southwest facing balcony providing view of Victoria park & 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 & trails. Some photos have been virtually staged.

Built in 2001

### Essential Information

MLS® # E4455994

Price \$234,900



|                |                        |
|----------------|------------------------|
| 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, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, 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    | September 4th, 2025 |
| Days on Market | 15                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$493               |



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Listing information last updated on September 19th, 2025 at 3:48pm MDT