\$949,000 - 3 9804 112 Street, Edmonton

MLS® #E4441452

\$949.000

2 Bedroom, 2.00 Bathroom, 1,910 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

**One of the MOST ICONIC ADDRESSES in Edmonton's river edge community at Hilltop Place **. This FULL-FLOOR RESIDENCE in a boutique 6-storey building offers *the* PREMIER RIVER VALLEY VIEW in the city. Perched high above the 13th hole of the Victoria Golf Course and the Glenora Club, you're surrounded by treetop views and the serenity of bird sanctuary living. Over 1,900 sq ft of unapologetic 80s charm, with 2 bedrooms + den. The elevator opens right into your suite. East Village vibes meet premier downtown living, with cafA©s and coffee shops right outside your door. Driving home always feels like you are living somewhere special. The only building in Edmonton with a 120' covered balcony. Once you experience this view, no other condo will compare. Comes with 2 u/g parking stalls and a private storage room. This is the last opportunity to buy into this building under a million and customize the unit to your taste as all other unit owners have remodelled and are here for the long term.

Built in 1970

Essential Information

MLS® # E4441452 Price \$949,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,910 Acres 0.00 Year Built 1970

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 3 9804 112 Street

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1L4

Amenities

Amenities Deck, No Animal Home, No Smoking Home, Storage-In-Suite, Storage

Cage

Parking Spaces 2

Parking Double Indoor, Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler,

Oven Built-In-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing, Glass Door

of Stories 6
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Concrete, Metal, Stucco

Exterior Features Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No.

Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, River View, Schools,

Shopping Nearby, Treed Lot, View City

Roof EPDM Membrane

Construction Concrete, Metal, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 10th, 2025

Days on Market 144

Zoning Zone 12 Condo Fee \$1,100

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