

## \$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;hkw&#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                55  
Zoning                              Zone 12  
Condo Fee                        \$493

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