

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

MLS® #E4439686

**\$170,000**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, 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, youâ€™™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	WÃ©hkwÃ©ntÃ©win
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 & Gravel

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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