

## \$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  | 17             |
| Zoning          | Zone 12        |
| RE / Bank Owned | Yes            |
| Condo Fee       | \$839          |

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