

## \$199,000 - 1201 9835 113 Street, Edmonton

MLS® #E4432613

**\$199,000**

2 Bedroom, 1.00 Bathroom, 1,062 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&A nt&A win, Edmonton, AB

Back on the market! Welcome to this spacious and inviting 2-bedroom, 1-bath condo on the 12th floor of Victoria Park Towers. This beautiful condo offers unmatched views of the stunning river valley and the nearby golf courseâ€”perfect for peaceful mornings and breathtaking sunsets. Step inside to a spacious and sun-filled living and dining area with south/southeast exposure, bathing the space in natural light. The kitchen and bathroom have been renovated with newer cabinetry with newer appliances in the kitchen. Carpets professionally cleaned. Take in sweeping views from the rooftop lounge, which includes a bathroom and access to an outdoor deck. Set in a very quiet and private concrete building, this unit offers lots of comfort and convenience, including same-floor laundry and access to a well-equipped gym, which also includes a sauna and change rooms. Titled Underground Parking Condo fees include all utilities

Built in 1969

### Essential Information

MLS® #	E4432613
Price	\$199,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,062
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1201 9835 113 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ¢ntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1N4

### Amenities

Amenities	Intercom, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Storage-In-Suite, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds
Heating	Baseboard, Water
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition, Stucco
Exterior Features	Golf Nearby, Public Transportation, River Valley View, River View, Shopping Nearby, View Downtown
Roof	Flat, Tar & Gravel
Construction	Concrete, Composition, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                66  
Zoning                              Zone 12  
Condo Fee                        \$873

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Listing information last updated on June 29th, 2025 at 1:02pm MDT