

## \$158,000 - 807 9918 101 Street, Edmonton

MLS® #E4424701

**\$158,000**

1 Bedroom, 1.00 Bathroom, 584 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Prime Location with Stunning River Valley Views. Conveniently located just off Macdougall Hill Road and Rosssdale Road, this beautiful one-bedroom, one-bathroom unit is perfectly positioned to get you downtown or south of the river in minutes. Enjoy breathtaking west-facing views of the Walterdale Bridge and Edmonton's iconic River Valley from both the living room and spacious primary bedroom – each with access to a massive balcony that floods the unit with natural light. Updated over the years, this unit features shaker-style cabinets, stainless steel appliances, and laminate flooring throughout. The building's top-tier amenities include an indoor pool, hot-tub, and full lounge area all overlooking the River Valley. Not far from the pool is a full gym, sauna, and games room with billiards. Each floor offers laundry facilities and a garbage chute for added convenience. Complete with one titled heated underground parking stall, this unit offers everything you need for urban living with nature at your doorstep

Built in 1978

### Essential Information

MLS® # E4424701

Price \$158,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	584
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	807 9918 101 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G1

### Amenities

Amenities	Off Street Parking, On Street Parking, Intercom, No Animal Home, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage-In-Suite, Sunroom
Parking Spaces	1
Parking	Heated, Parkade, Underground
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	19
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Hillside, Paved Lane, Public Transportation, River Valley View, Shopping

	Nearby, View City, View Downtown
Roof	SBS Roofing System
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	140
Zoning	Zone 12
Condo Fee	\$448

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