

# \$159,900 - 406 9816 112 Street, Edmonton

MLS® #E4424804

**\$159,900**

1 Bedroom, 1.00 Bathroom, 688 sqft

Condo / Townhouse on 0.00 Acres

W&#229;h&#229;w&#229;nt&#229;win, Edmonton, AB

Tucked away in one of downtown&#229;s most sought-after areas is this one bedroom 4th floor gem in Crestview Towers. As you step inside, you'll notice the LUXURY VINYL PLANK FLOORING. The kitchen flows into the dining area, offering ample space for your dining set or the option to create a cozy office nook. The bright, spacious living room opens to the balcony, perfect for BBQs or unwinding on warm summer days. The bedroom has plenty of space and 2 CLOSETS! The updated full bathroom includes a modern tub, toilet, and surround. Craving a change of scenery? Go upstairs and enjoy the SUNROOM AND ROOFTOP PATIO WITH INCREDIBLE VIEWS of the river valley & golf course. No need to worry about snow &#229;" your vehicle will have PARKADE parking. Need extra space? The building has affordable STORAGE units+bike storage for rent . HEAT, WATER and ELECTRICITY ARE INCLUDED in your condo fees and the building has new elevators! Ideal location by the river valley and ONE BLOCK TO THE LRT for easy to access Grant Mac/U of A.

Built in 1963

## Essential Information

MLS® # E4424804

Price \$159,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 688                    |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 406 9816 112 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1L5             |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Storage-Locker Room, Rooftop Deck/Patio |
| Parking   | Parkade, Stall  |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas       |
| # of Stories | 14                           |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Brick, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 8th, 2025  
Days on Market                53  
Zoning                              Zone 12  
Condo Fee                        \$523

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