

Courtesy Of Susan Rehacek Of Initia Real Estate

# \$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&A@hkw&A'nt&A´win, Edmonton, AB

Tucked away in one of downtown'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 – 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      34

Zoning                Zone 12

Condo Fee            \$523

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