

## \$169,000 - 306 9918 101 Street, Edmonton

MLS® #E4450574

**\$169,000**

1 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

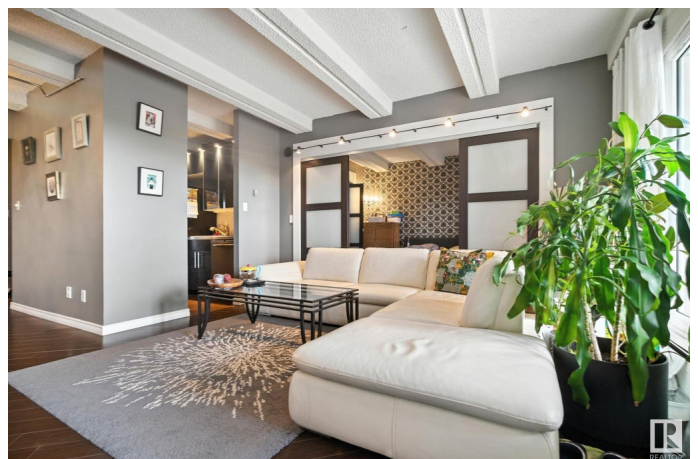
Downtown (Edmonton), Edmonton, AB

Welcome to the rhythm of river valley living, where mornings begin on your massive balcony with golden sunrises over lush trees, and evenings wind down with wine and the shimmer of city lights. This one-bedroom condo isn't just updated—it's uplifted. Inside, there's space to breathe, unwind, and grow into your best self. Pet-friendly and packed with perks like a lots of storage solutions, pool, hot tub, sauna, full gym, and a fun-filled lounge for movie nights or celebrations. Step into nature, stay connected to the pulse of the city, and never worry about winter again with your titled underground heated parking. All utilities are included (except electricity), so you can simply live beautifully. Come see it. Feel it. Fall in love.

Built in 1978

### Essential Information

MLS® #	E4450574
Price	\$169,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	1978



Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 9918 101 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2L1

### Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Sunroom, See Remarks
Parking	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	Backs Onto Park/Trees, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks
Roof	SBS Roofing System
Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 12
Condo Fee	\$563

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Listing information last updated on August 2nd, 2025 at 10:47am MDT