

## \$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 | 44              |
| Zoning         | Zone 12         |
| Condo Fee      | \$448           |

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Listing information last updated on April 20th, 2025 at 12:17am MDT