

\$949,000 - 3 9804 112 Street, Edmonton

MLS® #E4441452

\$949,000

2 Bedroom, 2.00 Bathroom, 1,910 sqft

Condo / Townhouse on 0.00 Acres

Wøhkwãntãwin, Edmonton, AB

****One of the MOST ICONIC ADDRESSES in Edmonton's river edge community at Hilltop Place **.** This FULL-FLOOR RESIDENCE in a boutique 6-storey building offers ***the* PREMIER RIVER VALLEY VIEW** in the city. Perched high above the 13th hole of the Victoria Golf Course and the Glenora Club, you±re surrounded by treetop views and the serenity of bird sanctuary living. Over 1,900 sq ft of unapologetic 80s charm, with 2 bedrooms + den. The elevator opens right into your suite. East Village vibes meet premier downtown living, with cafßs and coffee shops right outside your door. Driving home always feels like you are living somewhere special. The only building in Edmonton with a 120' covered balcony. Once you experience this view, no other condo will compare. Comes with 2 u/g parking stalls and a private storage room. This is the last opportunity to buy into this building under a million and customize the unit to your taste as all other unit owners have remodelled and are here for the long term.

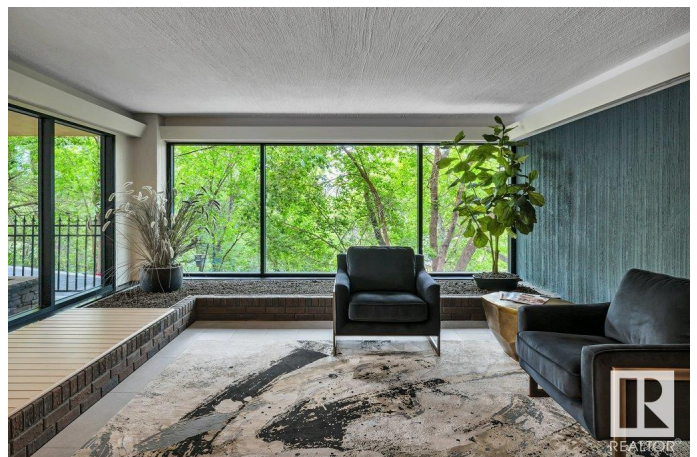
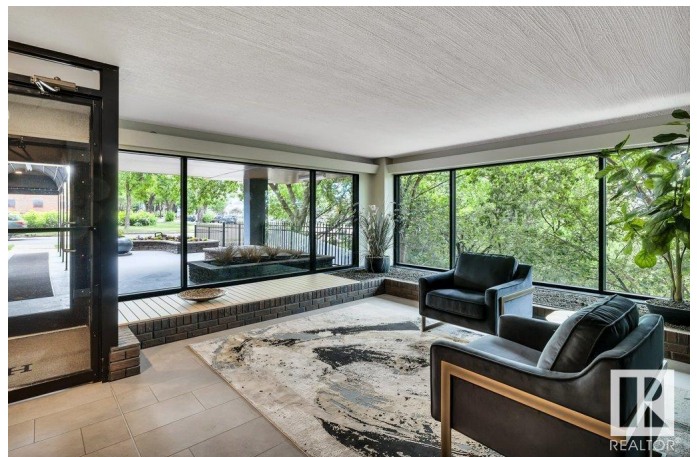
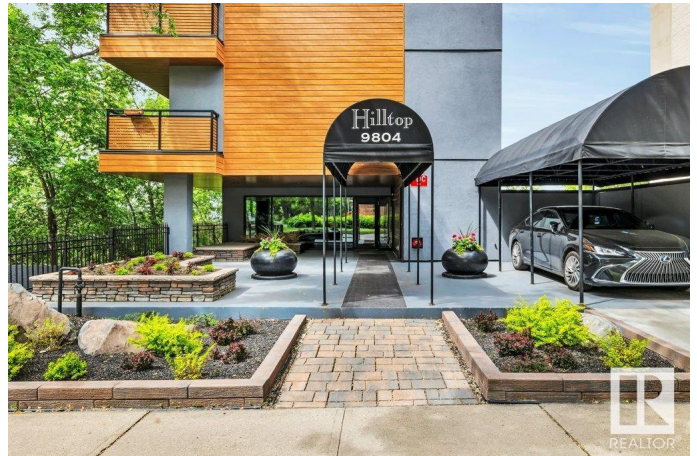
Built in 1970

Essential Information

MLS® # E4441452

Price \$949,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,910
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	3 9804 112 Street
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1L4

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Storage-In-Suite, Storage Cage
Parking Spaces	2
Parking	Double Indoor, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, View City
Roof	EPDM Membrane
Construction	Concrete, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 10th, 2025
Days on Market	137
Zoning	Zone 12
Condo Fee	\$1,100

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Listing information last updated on October 25th, 2025 at 1:32am MDT