

## \$269,000 - 602 9929 113 Street, Edmonton

MLS® #E4460652

**\$269,000**

2 Bedroom, 2.00 Bathroom, 1,068 sqft

Condo / Townhouse on 0.00 Acres

W&#228;hkw&#228;nt&#228;win, Edmonton, AB

This is Unit #602 at 9929 113 Street, where downtown convenience meets comfortable living. ALL FURNITURE INCLUDED IN SALE!! This bright and inviting two-bedroom, two-bathroom condo offers a thoughtful layout with a spacious lounge area, perfect for unwinding at the end of the day or hosting family and friends. The west-facing windows fill the home with natural light and evening sunsets, creating a warm and welcoming atmosphere year-round. With its balance of functionality and comfort, this condo is ideal for a variety of lifestyles &#2013; from first-time buyers looking for their first home, to investors seeking a solid opportunity, to those who appreciate the ease of a lock-and-leave lifestyle. Set in the heart of downtown, you&#228;re steps from Edmonton&#228;s river valley trails, boutique shops, restaurants, and easy transit options &#2013; everything you need is right at your doorstep. Discover a home that blends urban living with everyday comfort in one of Edmonton&#228;s most desirable high-rise communities.

Built in 1981

### Essential Information

MLS® # E4460652

Price \$269,000



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 2                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,068                 |
| Acres          | 0.00                  |
| Year Built     | 1981                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Apartment High Rise   |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 602 9929 113 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2N9             |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Exercise Room, Recreation Room/Centre, Sauna; Swirlpool; Steam |
| Parking   | Underground                                                                     |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Hot Water, Natural Gas                                                                            |
| # of Stories      | 10                                                                                                |
| Stories           | 9                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                 |
| Exterior Features | Commercial, Landscaped, Park/Reserve, Public Transportation, River Valley View, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$839             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 7th, 2025 at 4:02pm MDT