

Courtesy Of Michael T Pelley Of RE/MAX River City

# \$169,900 - 712 9918 101 Street, Edmonton

MLS® #E4460644

## \$169,900

1 Bedroom, 1.00 Bathroom, 705 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

TURNKEY INVESTMENT OPPORTUNITY IN A STYLISH ONE-BEDROOM CORNER UNIT WITH RIVER VALLEY & DOWNTOWN VIEWS! Amazing tenant who has already been in unit for last 2 years and would like to stay, This desirable corner unit offers an open floor plan with warm tones and ceramic tile throughout. The spacious living area opens to a huge east-facing balcony with sweeping views of the river valley and downtown skyline—perfect for morning coffee or evening relaxation. The well-managed building provides excellent amenities including underground parking, an indoor pool, exercise room, and guest suite. A fantastic opportunity for first-time buyers, down-sizers, or investors, this unit shows beautifully and is move-in ready!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460644  |
| Price          | \$169,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 705       |
| Acres          | 0.00      |
| Year Built     | 1978      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 712 9918 101 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2L1             |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Guest Suite, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door |
| Parking   | Underground                                                                                               |
| Has Pool  | Yes                                                                                                       |

### Interior

|              |                                                |
|--------------|------------------------------------------------|
| Appliances   | Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                         |
| # of Stories | 19                                             |
| Stories      | 1                                              |
| Has Basement | Yes                                            |
| Basement     | None, No Basement                              |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Steel, Concrete                                                       |
| Exterior Features | Park/Reserve, Public Transportation, River Valley View, View Downtown |
| Roof              | Tar & Gravel                                                          |
| Construction      | Steel, Concrete                                                       |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 12           |

Condo Fee                \$563

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Listing information last updated on October 28th, 2025 at 7:02pm MDT