

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

MLS® #E4450574

**\$169,000**

1 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

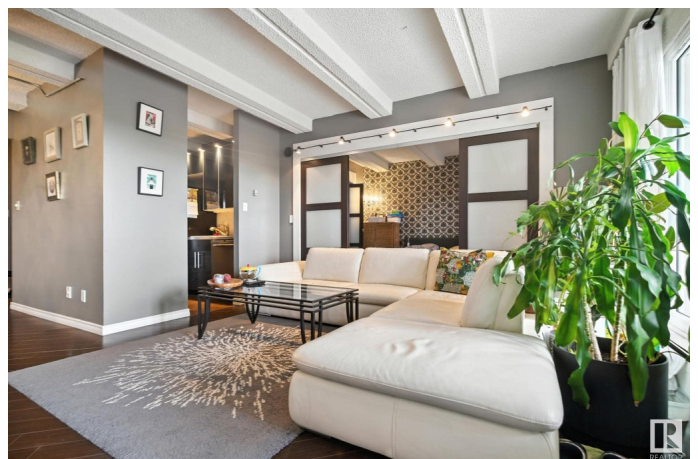
Downtown (Edmonton), Edmonton, AB

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 | 73              |
| Zoning         | Zone 12         |
| Condo Fee      | \$563           |

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 12th, 2025 at 6:17pm MDT