

## \$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

W&hkw&antwin, 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, youâ€™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 caf&cs 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.

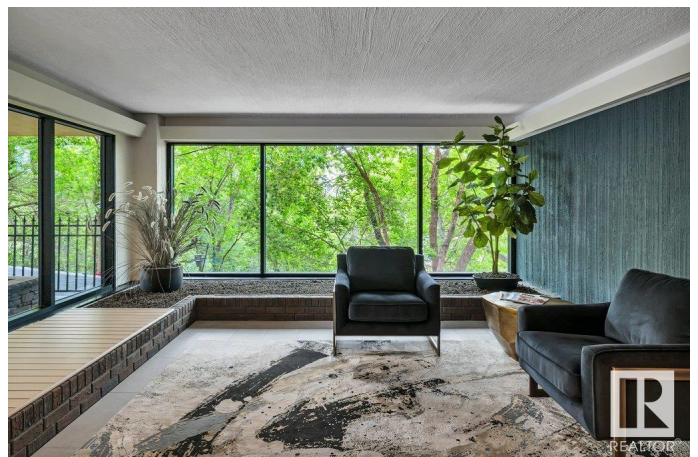
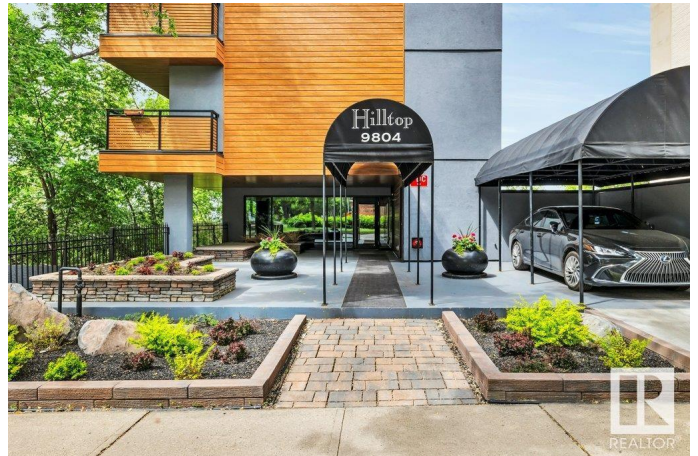
Built in 1970

### 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 | WÃ©hkwÃ¢ntÃ´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 | 116             |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,100         |

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Listing information last updated on October 4th, 2025 at 12:18pm MDT