

## \$395,000 - 10 9734 111 Street, Edmonton

MLS® #E4460184

**\$395,000**

3 Bedroom, 2.50 Bathroom, 2,391 sqft

Condo / Townhouse on 0.00 Acres

W&#x2602;hkw&#x2013;win, Edmonton, AB

RIVER VALLEY VIEWS from this ENTIRE FLOOR PENTHOUSE condo on the 6th floor in this unique 10 unit CONCRETE building. Conveniently located steps from the river valley trails, the LRT & quick access to Downtown, Ice District, Brewery District & the U of A. Spectacular views with 360 degree exposures. This RENOVATED 3 bedroom 2.5 bath 2,391 sq.ft. unit has loads of space for entertaining & lots of natural light. Enjoy the gourmet kitchen with ample counter space, an 11' island , 2 pullout pantries, stainless steel appliances. The spacious living room with a wood burning fireplace & the family room with a gas fireplace have access to the wrap around southwest facing deck. Primary bedroom has a 3 piece ensuite w a walk-in shower & office area. 2nd bedroom has been turned into a dressing room with built-in closets. The 3rd bedroom has a Murphy bed & built-in desk. 3 piece bathroom with a walk-in shower. The building has a GORGEOUS ROOFTOP DECK. TWO UNDERGROUND PARKING 14, 15. Impeccably kept, a beautiful home!

Built in 1985

### Essential Information

MLS® # E4460184

Price \$395,000



|                |                     |
|----------------|---------------------|
| Bedrooms       | 3                   |
| Bathrooms      | 2.50                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 2,391               |
| Acres          | 0.00                |
| Year Built     | 1985                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |
| Style          | Penthouse           |
| Status         | Active              |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 9734 111 Street |
| Area        | Edmonton           |
| Subdivision | WÃ©hkwÃ©ntÃ©win    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5K 1J8            |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Secured Parking, Security Door, Storage-In-Suite, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                    |
| Parking        | Underground                                                          |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks, Oven Built-In-Two |
| Heating           | Hot Water, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Glass Door, Mantel, Stone Facing                                                                                                                        |
| # of Stories      | 7                                                                                                                                                       |
| Stories           | 1                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                                       |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                |
| Exterior Features | Golf Nearby, Private Setting, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                                    |
| Construction      | Concrete, Stucco                                                                                                |
| Foundation        | Concrete Perimeter                                                                                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 12           |
| Condo Fee      | \$2,774           |

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 14th, 2025 at 2:02pm MDT