



## 9835 113 Street 1204 Edmonton AB

\$194,500

Welcome to your riverside retreat! This 1-bedroom, 1-bath condo offers peaceful living with stunning river valley views from the 12th floor. Ready for you to settle in, the spacious living/dining area enjoys southwest exposure, filling the space with natural light. The kitchen has been updated with modern cabinets and countertops. The bathroom was also updated with new cabinetry, sliding glass shower door and countertop. Located in a concrete building, the unit is quiet and private. Same-floor laundry adds convenience, while a well-equipped gym with sauna and change rooms helps you stay active and save on gym fees. Host your special events in the rooftop meeting room which offers a 2 pc bathroom and outdoor deck, offering panoramic views, or relax on the rooftop terrace, perfect for soaking up sun or stargazing. A large west-facing balcony enhances your outdoor living space. Condo fees include utilities, and the location provides easy access to shopping, transportation, and riverside trails.

Listing Presented By:



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