

## \$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

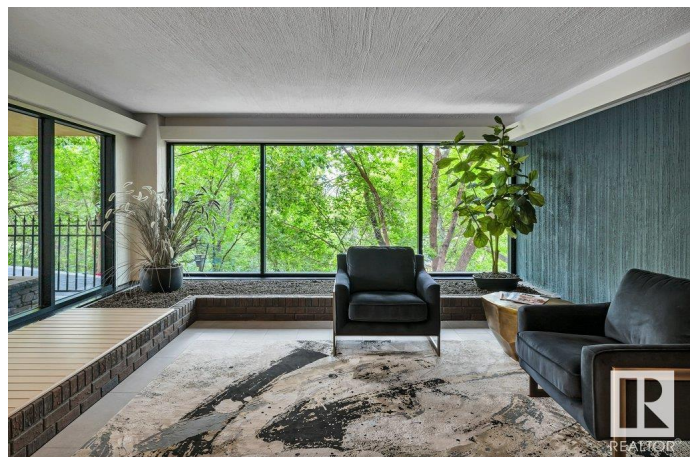
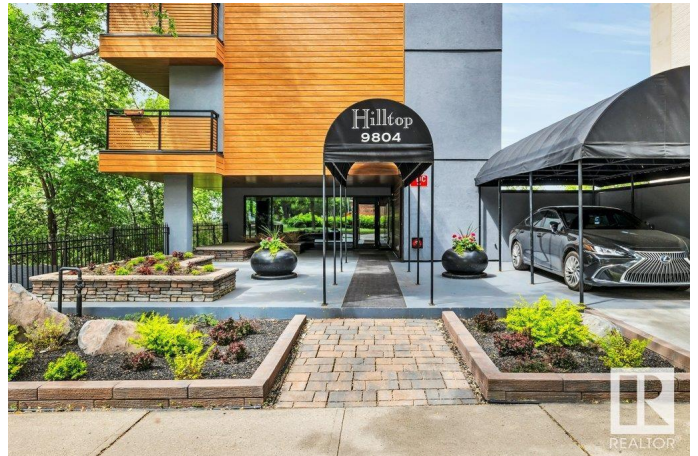
W&hkw&ant&win, Edmonton, AB

**\*\*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	W&hkw&ant&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	86
Zoning	Zone 12
Condo Fee	\$1,100

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Listing information last updated on September 3rd, 2025 at 11:02pm MDT