



**Edmonton** **Wihkwêntôwin** **LP:** **\$174,900**  
 #201 9908 114 ST NW T5K 1R1 **SP:** **M**

**Listing ID #** E4465600 **ACTIVE**  
**Building Type** Apartment High Rise  
**Style** Single Level Apartment  
**Year Built** 1985  
**Full Baths** 1  
**Half Baths** 0  
**Total Baths** 1.0  
**Tot Flr AG SqFt** 991.69  
**Sold Date**  
**Bedrooms Above** 1  
**Bedrooms Total** 1  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 92.13

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to Park Towers! This beautiful concrete highrise is perched overlooking the River Valley! This condo is a very large east corner unit with 2 large balconies, one with a north city view, and the other with a south panoramic river valley view! Very spacious unit, with a walk-in storage room, a large house-sized kitchen and huge dining room & living room areas. The unit has newer laminate flooring and the unit is move in ready. Beautifully updated common areas and social areas. All balconies recently redone, as well as extensive updates to the pool & common areas. Building has its own care taker and this a very well maintained building. Pet friendly. Imagine the cold winters in the updated party room & social area, exercise area, sauna, heated salt water indoor pool with 10 stunning sunny south facing windows, and the underground secure heated parking! Building is pet friendly, with board approval. Condo fees include all amenities, heat, water/sewer, electricity and heated secure parking.

**Directions**

Living Room	5.2x4.1	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.1x2.2	M	Bedroom 4	1	4	M	No	Main		
Kitchen	4.9x4.2	M		2				Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	4.9x4.4	M		6				Tot Flr AG	92.13	991.69
Bedroom 2				7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Hot Water  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Concrete  
**Flooring** Laminate Flooring  
**Features** Deck, Intercom, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, Sunroom  
**Construction** Concrete  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** **Front Exposure** North  
**Lot Size SqM** **F x D (m)** x  
**Zoning**  
**Tax Amount** \$1,709.19 / 2024  
**Conform Type**  
**Conform Year**  
**Goods Incl** Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric  
**Goods Excl**

**Warranty**  
**Fireplace**  
**FP Fuel**  
**FP Type**  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**  
**Site Features** Golf Nearby, Hillside, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, View City  
**Parking** Heated, Parkade

Road Access	Paved	Park Encl/Tot	/	Garage Dim
<b>Condo Name</b>	Park Towers	<b>Floor Location</b>	Other	<b>Floor#</b> 2
<b>Condo Fee</b>	\$1,121.81	<b>#Floors in Build</b>	12	<b>Elevator</b> Yes
<b>Fee Includes</b>	Amenities w/Condo, Caretaker, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Utilities, Land/Snow Removal Common	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>
		<b>Titled Storage</b>	No	
		<b>Parking Type</b>	Assigned	
		<b>Unit Exposure</b>	E, N, S	