



**Edmonton** **Wihkwêntôwin LP: \$130,000**  
 #103 9930 113 ST NW T5K 1N8 SP: M

**Listing ID #** E4489412 **ACTIVE**  
**Building Type** Apartment High Rise  
**Style** Single Level Apartment  
**Year Built** 1969  
**Full Baths** 1  
**Half Baths** 0  
**Total Baths** 1.0  
**Tot Flr AG SqFt** 996.42  
**Sold Date**  
**Bedrooms Above** 2  
**Bedrooms Total** 2  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 92.57

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

ATTENTION BUYERS who appreciate condo living but still need SPACE! This is the largest unit in Dorchester House & offers 2 great sized bedrooms + flex space. The kitchen has been updated with new counters, cabinets, tile backsplash, oversized sink + flooring! Adjacent to the kitchen is dining area with elec fireplace. Just off the living room is a 2nd open concept area that would be perfect for office space or even a workout area. 4 piece bath is bright and offers a newer vanity. In suite storage and some beautiful new light fixtures in dining room and flex space. Newer vinyl plank flooring in the living areas and hallway + refreshed bedroom closets make this a must see. Urban living at its best in a mature area /w lush trees lining the street and just steps from the River Valley & Victoria Golf Course. There's parking in this building but if you don't want to drive you are in luck as the LRT is a short stroll away. Lobby has undergone renovations & offers a beautiful entrance into your new home!

**Directions**

Living Room	4.31x5.27	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.31x2.22	M	Bedroom 4			1	4	M	No	Main		
Kitchen	2.22x3.03	M	Flex Space	4.24x3.40	M	2				Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.53x3.72	M				6				Tot Flr AG	92.57	996.42
Bedroom 2	3.25x3.10	M				7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Baseboard  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Brick, Stucco  
**Flooring** Ceramic Tile, Laminate Flooring, Vinyl Plank  
**Features** Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Storage-In-Suite

**Construction** Concrete  
**Basement** None / No Basement  
**Separate Ent** No  
**2nd Suite** No **Permit By Seller** No  
**Garage Suite** No **Permit**  
**Garden Suite** No **Permit**  
**Lot Shape** **Front Exposure** East  
**Lot Size SqM** **F x D (m)** x  
**Zoning**  
**Tax Amount** \$1,454.95 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings

**Warranty**

**Fireplace** Yes  
**FP Fuel** Electric  
**FP Type** Wall Mount  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Site Features** Golf Nearby, Playground Nearby, Public Transportation, Schools

**Parking** Stall

**Road Access** Paved

**Park Encl/Tot** / 1 **Garage Dim**

<b>Condo Name</b>	Dorchester House	<b>Floor Location</b>	Ground	<b>Floor#</b>	1
<b>Condo Fee</b>	\$735.50	<b>Fee Schedule</b>	Monthly	<b>Elevator</b>	Yes
<b>Fee Includes</b>	Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer			<b>Min Age</b>	
		<b>Balcony/Terrace</b>	No	<b>Titled Storage</b>	No
		<b>Parking Type</b>	Leased	<b>Unit Exposure</b>	S