



Virtually Staged

Edmonton **Wihkwêntôwin** **LP:** **\$115,000**
 #103 9930 113 ST NW T5K 1N8 **SP:** 

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 \$1,461.49 / 2026
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**

Condo Name	Dorchester House	Floor Location	Ground	Floor#	1
Condo Fee	\$735.50	#Floors in Build	11	Elevator	Yes
Fee Includes	Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	No	Min Age	
		Titled Storage	No		
		Parking Type	Leased		
		Unit Exposure	S		