



**Edmonton**      **12 Downtown (Edmonton)**      **LP:**      **\$154,900**  
 #908 9918 101 ST NW      **SP:**      **M**

**ACTIVE**

<b>Type:</b>	Apartment High Rise	<b>Listing ID#:</b>	E4209873
<b>Style:</b>	Single Level Apartment	<b>Bdrms Above:</b>	1
<b>Year Built:</b>	1978	<b>Bdrms Total:</b>	1
<b>Full Baths:</b>	1	<b>Basement:</b>	None
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	No Basement
<b>Tot A.G. SqFt:</b>	716.99	<b>Tot A.G. SqM:</b>	66.61

Affordable downtown living with breath-taking river valley views. This one-bedroom condo, with a galley kitchen, features a bright, open, and spacious living room and dining room with ample space for a home office. Beautiful oak hardwood flooring throughout the living room, dining room, hallway and bedroom with quart in the kitchen and bathroom. Generous bedroom has a nice-sized walk-in closet. Large hallway closet has plenty of room for pantry and storage. Sip on your morning coffee as you watch the sun rise from your huge east-facing balcony that is accessible from both the living room and the bedroom. Situated in pet-friendly Renaissance Place, nestled in the river valley with trails and green space right outside the front door, building amenities include a salt-water pool, hot tub, sauna, exercise room, guest suite, lovely garden patio, visitor parking and on-site management. To top it all off this suite has not one but TWO titled parking spots in the secure, underground parkade.

**Directions:**

**Virtual Tour:** <https://vimeo.com/446992347>

**Brochure:** <http://www.908-9918-101st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>	66.61	716.99
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BlGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	66.61	716.99
<b>Parking:</b>	Heated, Underground								
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/				

<b>Living Room:</b>	5.33 x 4.16	M	<b>Primary Bedroom:</b>	2.82 x 4.15	M
<b>Dining Room:</b>	2.98 x 4.04	M	<b>Bedroom 2:</b>		
<b>Kitchen:</b>	2.22 x 2.13	M	<b>Bedroom 3:</b>		
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>					
<b>Bonus Room:</b>					

<b>Flooring:</b>	Hardwood, See Remarks	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Concrete	<b>Heating Type:</b>	Baseboard, Hot Water
<b>Roof:</b>	Tar & Gravel	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Concrete	<b>Features:</b>	Detectors Smoke, Exercise Room, Guest Suite, Hot Tub, Laundry-Same Floor, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking
<b>Site Influences:</b>	Golf Nearby, Public Transportation, River Valley View, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings

**Restrictions:** Pet Restrict/Board Approv, Restrictive Covenant-Bldg

**Goods Excluded:**

**Warranty:**

**Elem School:**      **Jr. High School:**      **Sr High School:**

<b>Condo Name:</b>	Renaissance Place	<b>Condo Fee Incld:</b>	Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve
<b>Condo Fee:</b>	\$558.15	<b>HOA Fee:</b>	
<b>Floor Location:</b>	Other	<b>Floor Number:</b>	9
<b>Balcony/Terrace</b>	Yes	<b>Unit Exposure:</b>	E
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>	18.72	<b>Lot Shape:</b>		<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	East
<b>Taxes:</b>	\$1,693.52 2019			<b>Local Improve:</b>	