

# \$279,900 - 205 9927 79 Avenue, Edmonton

MLS® #E4427222

## \$279,900

2 Bedroom, 2.00 Bathroom, 1,040 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Immaculate 2 bedroom 2 bathroom 1040 sq ft condo located in the heart of the city right off Whyte avenue! This 2nd floor unit with 9' ceilings has been incredibly well maintained. Bright & spacious kitchen with lots of cabinets and counter space. Brand new stainless steel appliances, large living room and a nice dining area with plenty of room for a big table. 2 generous sized bedrooms including the primary bedroom complete with a full en suite and a walk through closet. Nice sized south facing balcony w/ a BBQ gas line. There is one underground titled parking stall along with an oversized storage locker. Awesome location within minutes to Whyte avenue, downtown, public transportation, shops, restaurants, and all other amenities, but tucked away on a quiet street with large mature trees. Reasonable condo fee of \$600/month that includes all utilities except power. Perfect condo in an extremely desirable location.

Built in 2007

### Essential Information

MLS® #	E4427222
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,040
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	205 9927 79 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1R3

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 24th, 2025

Days on Market      38

Zoning                 Zone 17

Condo Fee             \$601

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