

## \$224,900 - 117 10121 80 Avenue, Edmonton

MLS® #E4434002

**\$224,900**

2 Bedroom, 2.00 Bathroom, 921 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

IDEAL CENTRAL LOCATION! Walking distance to Whyte Avenue - shops, restaurants, entertainment, transportation & recreation. Minutes to Edmonton's river valley & trails plus quick access to Downtown & UofA. This stylish 2 bedroom 2 bathroom condo comes with 2 TITLED, HEATED UNDERGROUND PARKING STALLS #304 & #337 PLUS STORAGE LOCKERS. Open concept floor plan is perfect for living & entertaining! Modern kitchen offers warm rich cabinetry, sleek stainless appliances, peninsula, breakfast bar & storage pantry. Cozy living room has convenient electric fireplace & garden doors to outdoor patio & courtyard. Generous size master bedroom has 4pce ensuite. Featuring stackable in-suite laundry, custom window coverings & A/C. Condo fees include heat & water. Amenities include car wash, workout gym, guest suite, visitor parking & state of the art security system. Well managed & maintained condo building. This is a place you will be proud to call home!

Built in 2006

### Essential Information

MLS® # E4434002

Price \$224,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 921                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 117 10121 80 Avenue |
| Area        | Edmonton            |
| Subdivision | Ritchie             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 0B9             |

### **Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | No Smoking Home     |
| Parking Spaces | 2                   |
| Parking        | Heated, Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|          |                            |
|----------|----------------------------|
| Exterior | Wood, Stone, Stucco, Vinyl |
|----------|----------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stone, Stucco, Vinyl                      |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 17       |
| Condo Fee      | \$637         |

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Listing information last updated on May 3rd, 2025 at 3:17pm MDT