# \$179,000 - 34 9914 80 Avenue, Edmonton

MLS® #E4447714

## \$179,000

2 Bedroom, 2.00 Bathroom, 1,041 sqft Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

DEAL OF THE CENTURY! \$179.000! This ADULT 18+ unit has been FRESHLY PAINTED TOP TO BOTTOM. This 2 bedroom, 2 bathroom south-facing second floor unit offers a spacious and functional layout. (BEDROOMS/BATHS ON EITHER SIDE) Beautiful cork floors throughout the living and dining areas, complemented by a cozy gas fireplace that adds both warmth and character. The expansive open kitchen complete with an island and stainless appliances provides a perfect space for both culinary endeavours and entertaining guests. The generously sized primary bedroom boasts a large walk-in closet and a private ensuite. Ample storage/closets, in-suite laundry room, south facing balcony, bright open plan, one assigned parking carport stall and a storage locker. Features an elevator for convenience and easy access. Ideally situated in the sought-after community of Ritchie, this home is within walking distance of charming cafes, boutiques, and public transit with direct access to the U of A. Convenient PET FREE urban living.

Built in 1993

## **Essential Information**

MLS® # E4447714 Price \$179,000







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,041

Acres 0.00

Year Built 1993

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 34 9914 80 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 6L6

## **Amenities**

Amenities Exterior Walls- 2"x6", Intercom, Parking-Plug-Ins, Security Door,

Television Connection, Vinyl Windows, Vacuum System-Roughed-In

Parking Single Carport

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Hot Water, Natural Gas

Fireplaces Corner, Glass Door

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Back Lane, Landscaped, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 14th, 2025

Days on Market 107

Zoning Zone 17

Condo Fee \$622

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