

## \$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	8
Zoning	Zone 17
Condo Fee	\$637

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 5:32am MDT