# \$114,900 - 302 9725 82 Avenue, Edmonton

MLS® #E4437280

#### \$114,900

1 Bedroom, 1.00 Bathroom, 655 sqft Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Are you looking for a property for your university student heading to classes in the fall? Or how about an affordable first home that is PET FRIENDLY? This is the perfect 655 sq.ft. one bedroom TOP FLOOR unit with INSUITE LAUNDRY! Don't let the size deter you as the entire unit is surprisingly spacious. The kitchen was upgraded years ago and has a dishwasher (which is rare at this price point). The main area, including the large living room, has nice vinyl flooring, the bedroom is a good size, and it's next to the updated bathroom. Finally, this unit has a Euro combo washer/dryer, and an assigned parking stall. The building is located on the quieter east side of Whyte Avenue, which makes an easy commute to the U of A or all of the trendy shops/restaurants, but it is just far enough to enjoy less traffic and walking in the Mill Creek Ravine.



Price

#### **Essential Information**

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\$114,900

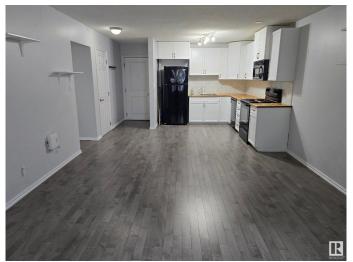
Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 655







Acres 0.00 Year Built 1969

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 302 9725 82 Avenue

Area Edmonton
Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1Y6

#### **Amenities**

Amenities On Street Parking, Detectors Smoke, Intercom, No Smoking Home,

Security Door, Vinyl Windows

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Euro Washer/Dryer Combo, Hood Fan,

Refrigerator, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Flat Site, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 19th, 2025

Days on Market 94

Zoning Zone 17

Condo Fee \$538

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