

## \$265,000 - 101 9927 79 Avenue, Edmonton

MLS® #E4437391

**\$265,000**

2 Bedroom, 2.00 Bathroom, 938 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this beautiful avenue facing 2 bedroom, 2 bathroom condo, perfectly designed for comfort and functionality. This well maintained unit offers an open concept layout that seamlessly blends living and dining - ideal for entertaining or relaxing at home. Enjoy the convenience of in-suite laundry, generous storage space and two good sized bedrooms, including a primary suite with a private ensuite. The second full bathroom provides added convenience for guests or family members. Step out onto your oversized patio to enjoy the tree lined street and immerse yourself in everything Ritchie has to offer. Ground-level access means no stairs or elevators - perfect for those seeking easy entry. With one underground parking stall and a storage cage, this is an unbeatable unit. Located in Edmonton's hottest community, this unit is an excellent opportunity for first time buyers, down-sizers or investors alike. Happy Beer Street starts here! Some pictures are virtually staged.

Built in 2007

### Essential Information

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Price \$265,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 938                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 101 9927 79 Avenue |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 1R3            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Intercom, No Animal Home, No Smoking Home, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Water   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Paved Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 20th, 2025  
Days on Market                27  
Zoning                              Zone 17  
Condo Fee                        \$487

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