

## \$117,000 - 202 9725 82 Avenue, Edmonton

MLS® #E4440204

**\$117,000**

1 Bedroom, 1.00 Bathroom, 583 sqft

Condo / Townhouse on 0.00 Acres

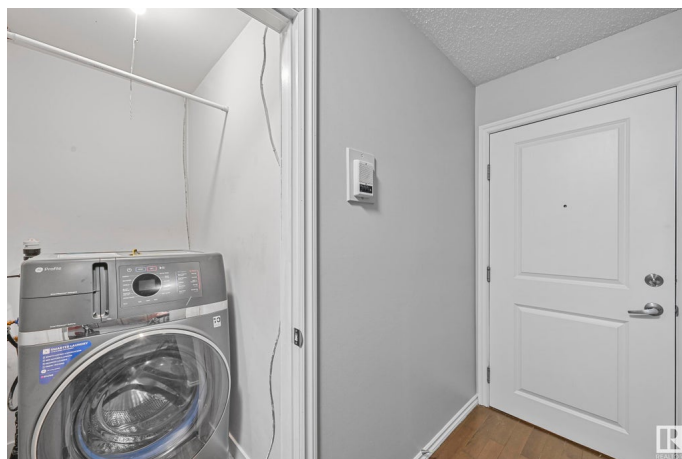
Ritchie, Edmonton, AB

Ideal for students, parents, or investors. This 1-bedroom condo is just minutes from the U of A and steps from Whyte Ave. The unit features hardwood flooring throughout the main areas, cozy carpet in the bedroom, and tile in the upgraded 4-piece bathroom. The kitchen is equipped with a black stove and dishwasher, stainless steel fridge, and a microwave hood fan. Perfect for easy everyday living. Enjoy the convenience of in-suite laundry and the bonus of condo fees that include heat and water. The living area is bright and welcoming, offering a great space to study or relax. Located in Old Strathcona, you're surrounded by parks, caf  s, shops, and transit. Whether you're buying for a student or seeking a solid rental in one of Edmonton's most vibrant neighbourhoods, this unit delivers comfort, location, and value.

Built in 1969

### Essential Information

MLS® #	E4440204
Price	\$117,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00



Year Built	1969
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 9725 82 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1Y6

### Amenities

Amenities	Off Street Parking, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home
Parking	Rear Drive Access, Stall

### Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave 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, Landscaped, Paved Lane, View City, See Remarks
Roof	EPDM Membrane
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	4

Zoning	Zone 17
Condo Fee	\$538

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 June 8th, 2025 at 12:17pm MDT