

# \$215,000 - 34 9914 80 Avenue, Edmonton

MLS® #E4447714

**\$215,000**

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

Ritchie, Edmonton, AB

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. This building also 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	\$215,000



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	37
Zoning	Zone 17
Condo Fee	\$622

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