

# \$234,900 - 309 10116 80 Avenue, Edmonton

MLS® #E4441356

**\$234,900**

2 Bedroom, 2.00 Bathroom, 1,026 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Are you a first-time home buyer, investor, or looking to downsize? This 2-bedroom, 2-bathroom condo offers an unbeatable location! Just steps from all that Whyte Avenue has to offer! From boutique shopping and cozy coffee spots to some of the best dining experiences in YEG, this is truly a foodie's dream location. The clean, bright, and spacious unit features a well-designed floor plan with granite countertops, 9-foot ceilings/airy feel, and plenty of potential to make it your own. The layout offers excellent privacy with separate bedrooms, a large in-suite laundry room with ample storage, and a balcony that creates a private oasis feel – perfect for outdoor entertaining and summer BBQs. The pet-friendly building includes fantastic amenities such as a pristine, well-equipped gym and underground heated parking. PLUS, ideally situated just minutes from the University of Alberta, downtown, public transit, and more, this is a fantastic opportunity for students, professionals, downsizers or investors alike!

Built in 2002

## Essential Information

MLS® # E4441356

Price \$234,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309 10116 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6V7

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	19
Zoning	Zone 17
Condo Fee	\$623

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