

\$189,000 - 34 9914 80 Avenue, Edmonton

MLS® #E4447714

\$189,000

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

Ritchie, Edmonton, AB

BACK ON MARKET! REDUCED! 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. 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	\$189,000



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	97
Zoning	Zone 17
Condo Fee	\$622

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