

# \$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 | 8              |
| Zoning         | Zone 17        |
| Condo Fee      | \$623          |

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Listing information last updated on June 16th, 2025 at 10:17pm MDT