

## \$179,000 - 34 9914 80 Avenue, Edmonton

MLS® #E4447714

**\$179,000**

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

Ritchie, Edmonton, AB

DEAL OF THE CENTURY! \$179,000! 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  | \$179,000 |



|                |                        |
|----------------|------------------------|
| 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 | 115             |
| Zoning         | Zone 17         |
| Condo Fee      | \$622           |

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 November 6th, 2025 at 6:47am MST