

## \$265,000 - 101 9927 79 Avenue, Edmonton

MLS® #E4437391

**\$265,000**

2 Bedroom, 2.00 Bathroom, 938 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this beautiful avenue facing 2 bedroom, 2 bathroom condo, perfectly designed for comfort and functionality. This well maintained unit offers an open concept layout that seamlessly blends living and dining - ideal for entertaining or relaxing at home. Enjoy the convenience of in-suite laundry, generous storage space and two good sized bedrooms, including a primary suite with a private ensuite. The second full bathroom provides added convenience for guests or family members. Step out onto your oversized patio to enjoy the tree lined street and immerse yourself in everything Ritchie has to offer. Ground-level access means no stairs or elevators - perfect for those seeking easy entry. With one underground parking stall and a storage cage, this is an unbeatable unit. Located in Edmonton's hottest community, this unit is an excellent opportunity for first time buyers, down-sizers or investors alike. Happy Beer Street starts here! Some pictures are virtually staged.

Built in 2007

### Essential Information

MLS® # E4437391

Price \$265,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	101 9927 79 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1R3

### **Amenities**

Amenities	Intercom, No Animal Home, No Smoking Home, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Paved Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 20th, 2025  
Days on Market                42  
Zoning                              Zone 17  
Condo Fee                        \$487

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