

Courtesy of Tyler Ellis of Realty ONE Group Metro

# \$174,900 - # 18 9926 80 Avenue, Edmonton

MLS® #E4167641

## \$174,900

1 Bedroom, 1.00 Bathroom, 893 sqft  
Condo / Townhouse on 0 Acres

Ritchie, Edmonton, AB

Blocks away from Whyte Avenue, 18 plus adult living building. Renovated one bedroom ground floor unit. Newer flooring, backsplash and upgraded bathroom. Kitchen features loads of cabinets, large movable island, dishwasher and stainless steel appliances. Spacious master bedroom with a dream walk in closet. Plenty of space for open concept dining area and living room with patio door leading to the covered patio. In-suite laundry, power covered parking stall, bike shed and storage. Location is ideal, walk to shopping restaurants and nightlife, enjoy trails at mill creek ravine and a quick commute to downtown or Calgary trail/Whitemud.

Built in 1993

## Essential Information

MLS® #	E4167641
Price	\$174,900
Bedrooms	1
Bedrooms Above Grade	1
Bathrooms	1.00
Full Baths	1
Has Ensuite	N
Square Footage	893
Acres	0.02
Year Built	1993



Property Type	Condo / Townhouse
Building Type	Lowrise Apartment
Style	Single Level Apartment

### **Community Information**

Condo Name	King Edward Place
Address	# 18 9926 80 Avenue
Area	Edmonton
Community	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6L5

### **Amenities**

Features	Deck, Detectors Smoke, Parking-Visitor, Security Door, Sprinkler System-Fire, Vinyl Windows
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Parking	Single Carport

### **Interior**

Flooring	Carpet, Linoleum
Goods Included	Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Built-In, Dryer, Garburator
Heating	Baseboard
Basement	No Basement, None
# of Stories	1

### **Exterior**

Exterior	Stucco
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Condo Fee	\$406
Condo Fee Includes	Exterior Maintenance, Heat, Insurance for Common Areas, Janitorial Common Areas, Landscape and Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Security Personnel, Water/Sewer

Front Exposure      South

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on January 20th, 2020 at 9:01am CST